

**APYork.com**  
**STUDENT HOUSE**



**Constantine Avenue  
Melrosegate  
York YO10 3SZ**

**shared student house  
NO ROOMS LEFT**

**£TBA per person per week  
(paid quarterly)**

**available from summer 2012**

**University of York – 0.7 mile  
York St John University - 1.75 miles**

**strictly no smoking / no pets**

A four bedroom mid terrace house off Melrosegate, Hull Road. The location, **within a mile**, makes it particularly suitable for students of the University of York's main Heslington campus. York St John College is about 1.5 miles away (which is about half a mile further from the campus than "The Limes" accommodation).

The property comprises entrance hall, lounge (**5.18m x 3.76m**) with seating for six, plus dining table and chairs, large kitchen (**4.37m x 2.41m**), dining table and chairs, large kitchen (**4.37m x**

**2.41m**), downstairs toilet. Upstairs there are four bedrooms, bathroom with full suite including a shower.

The kitchen includes a frost-free fridge freezer, double oven cooker with ceramic hob, microwave oven and washer dryer.

Each bedroom has a bed, wardrobe, drawers, desk with chair, bookcase, telephone point and TV aerial point. Other facilities include a gas central heating system that also provides hot water; full double glazing; a full mains wired fire alarm system covering all main rooms (including bedrooms) and a burglar alarm.

Outside there is an enclosed rear garden, locked brick storage for bicycles and off street parking for two cars to the front of the property. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 100 metres and a sports centre nearby.

Please note in particular the large lounge and kitchen making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

**Interior:**

separate lounge/diner  
large stylish kitchen  
first floor bathroom  
(bath with shower over)  
bedroom locks  
no ground floor bedrooms

**Exterior:**

off road parking  
garden  
lockable bicycle  
storage

**Kitchen:**

ceramic cooker  
microwave oven  
frost free fridge  
freezer  
washer dryer

**Entertainment:**

television  
TV points and phone  
sockets in bedrooms  
broadband internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
burglar alarm  
fire alarm  
security lights

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