



**Ingleton Walk  
Burnhome  
York YO31 0PU**

**shared student house  
four bedrooms  
ONE DOUBLE ROOM LEFT**

**£70 per person per week  
(paid monthly)**

**51 weeks let from October 2011**

**University of York – 1 mile  
York St John University – 2 miles**

**strictly no smoking / no pets**

**Bedrooms: three double, one single. Quiet location. Low rent.**

This four bedroom property in a nice residential area is within walking distance of the University of York campus, and is on a bus route to York city centre.

On the ground floor there is a large communal living / dining area with chairs, coffee table and dining suite. The kitchen is spacious and provided with oven, hob, fridge freezer, washing machine, microwave and other electrical equipment. Finally on the ground floor is one double room which is furnished with bed, wardrobe, chest of drawers, desk and chair.

The first floor has two double and one single bedroom and the bathroom. All the bedrooms are furnished as described above. The family bathroom has a bath with shower over, washbasin and toilet.

For comfort and safety the property is double-glazed, has gas central heating and is fitted with smoke detectors. There is parking for three cars at the front of the property and at the rear of the property there is a large garden which is maintained by the landlords. A secure garage is also available.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a few hundred metres on route to the University.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom

**Exterior:**

off street parking  
gardens  
garage

**Kitchen:**

built in oven and hob  
microwave oven  
fridge freezer  
washing machine

**Entertainment:**

broadband  
internet access  
(tenants pay)

**Comfort & safety:**

gas central heating  
smoke detectors  
double glazing

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