

STUDENT HOUSE

**Ambrose Street
Fulford Road
York YO10 4DR**

**shared student house
three bedrooms**

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

12 months let from August 2013

**University of York – 1 mile
York St John University – 1.5 miles**

strictly no smoking / no pets

Bedrooms: two double, one single. Close to city centre. Energy efficient.

A three bedroom Victorian terraced house ideally located for students of the University of York, being half way between the campus and city centre.

To the ground floor are the lounge, kitchen, bathroom and one double bedroom. There are two further bedrooms to the first floor.

Equipment provided includes: cooker, fridge freezer, microwave oven and washing machine.

For comfort the property is provided with gas central heating providing instant hot water.

Outside to the rear is a secure yard with storage for bikes and to the front on street parking without restrictions.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance. Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

on street parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

satellite television *
broadband internet
access *
* (tenants pay)

Comfort & safety:

gas central heating
smoke detectors

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