

**Burlington Avenue  
Melrosegate  
York YO10 3TD**

**shared student house  
three bedrooms**

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

**12 months let from August 2013**

**University of York – 0.6 mile  
York St John University – 1.6 miles**

**strictly no smoking / no pets**



**Three double bedrooms, all upstairs. First floor bathroom.**

This house is a quite rare – offering three double bedrooms, none on the ground floor - very close to the University of York and at a sensible rent.

The ground floor comprises a large lounge with two settees, and a good sized kitchen. On the first floor are two double bedrooms and a bathroom with a modern white suite and blue tiles. The third spacious bedroom comprises an attic conversion on the second floor.

The property benefits from gas central heating with a new boiler in 2011, full double glazing, smoke alarms and a security alarm.

There is parking for cars at the front of the property and at the rear of the property there is a garden with a fence for privacy. Bike storage is available in a shed in the back garden.

The local amenities include a Co-Operative supermarket, an additional late night supermarket, four takeaways, launderette, garage and a public house. The property is within walking distance of the city centre, alternatively the number 4 bus route with buses running to the city centre every ten minutes is very close by.

Two pages of pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

off street parking  
gardens  
secure bike storage

**Kitchen:**

full sized cooker  
fridge / freezer  
washing machine

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors  
security alarm

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**STUDENT HOUSE**

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