

**Main Street
Heslington
York YO10 0TY**

**shared student house
three bedrooms**

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

12 months let from August 2013

**University of York – 0.3 miles
York St John University – 2.4 miles**

strictly no smoking / no pets



Bedrooms: two double, one single (all upstairs). Heslington village location.

This three bedroom period cottage is close to the University of York and within one quarter of a mile of the local shops on Heslington Main Street including the popular Charles XII and Deramore arms public houses and four banks all with cash points.

It boasts a large comfortable lounge on the ground floor and a kitchen complete with washer/dryer, fridge freezer, full size cooker and two microwaves.

On the first floor there are two double bedrooms, a single bedroom and a bathroom (shower over bath) and toilet. Note in particular this is one of the rare student houses where all the bedrooms are upstairs leaving the entire ground floor for the communal areas.

The property benefits from gas central heating and the rear of the property is double glazed. There are smoke detectors and a security alarm fitted. The bathroom and kitchen were both replaced in 2010.

To the rear there is a large garden with a shed for secure cycle storage.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washer/dryer

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors
security alarm