

STUDENT HOUSE



**Rockingham Avenue
Tang Hall
York YO31 0TE**

**shared student house
three bedrooms**

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

12 months let from 30 June 2013

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

strictly no smoking / no pets

Three double bedrooms (two en-suite). New build. Very energy efficient.

This gas centrally heated full double glazed three bedroom house has been recently refurbished to a very high standard.

The accommodation comprises a lounge, kitchen and toilet on the ground floor. On the first floor are two double bedrooms (one with an en-suite shower room) and a bathroom with a shower over the bath. Finally on the second floor is the third double bedroom, also with an ensuite shower room. As two of the bedrooms have en-suite shower rooms complete with toilets, in effect each occupant has their own bath or shower room.

The kitchen is provided with a built in oven and ceramic hob, built in fridge freezer and washing machine.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short walking distance. Buses to the city centre run regularly.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
two en-suite shower
rooms plus fourth toilet

Exterior:

on street parking
(without restrictions)
gardens
secure bike storage

Kitchen:

built in oven
ceramic hob
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:


gas central heating
full double glazing
mains powered
smoke detectors

E&OE 453 (3) / 2013

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	84
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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