



**Sixth Avenue
Melrosegate
York YO31 0UR**

**shared student house
three bedrooms**

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

12 months let from 30 June 2013

**York St John University – 1 mile
University of York – 1.25 mile**

strictly no smoking / no pets

Bedrooms: two double, one single. Good access to city centre. Low rent.

This large three bedroom property is located within walking distance of both the University of York and the city centre.

The accommodation comprises a large kitchen, lounge and conservatory on the ground floor. On the first floor are the three bedrooms and the bathroom with a full suite, including a shower over the bath.

The kitchen includes a cooker, microwave oven, fridge freezer and a washing machine.

For safety and comfort the property has gas central heating and smoke detectors fitted.

There is off street parking and secure bike storage.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
smoke detectors

E&OE 311 (3) / 2013

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