

STUDENT HOUSE

**Alcuin Avenue
Melrosegate
York YO10 3TH**

**shared student house
four bedrooms**

**£62 per person per week
(paid quarterly)**

12 months let from 1 July 2012

**University of York – 1 mile
York St John's College – 1.5 miles**

strictly no smoking



Large lounge and kitchen. Four single bedrooms, all upstairs. Second toilet. Low rent.

A four bedroom mid terrace house off Melrosegate, Hull Road. The location, **within a mile**, makes it particularly suitable for students of the University of York's main Heslington campus. York St John College is about 1.5 miles away (which is about half a mile further from the campus than "The Limes" accommodation).

The property comprises entrance hall, lounge (**c5.18m x 3.75m**) with seating for six, plus dining table and chairs, large kitchen (**c4.4m x 2.4m**), downstairs toilet. Upstairs there are four bedrooms and a bathroom with full suite including a shower over the bath.

The kitchen was replaced in 2006 and includes fridge freezer, built in cooker and hob, microwave oven, washing machine and (not often found for this level of rent!) a dishwasher.

Each bedroom has a bed, wardrobe, drawers, desk with chair, bookcase, telephone point and TV aerial point. Other facilities include a gas central heating system that also provides hot water and full double glazing.

Outside there is an enclosed rear garden maintained by the landlords, storage for bicycles and on street parking to the front of the property. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short distance. Bus to city centre every 10 minutes.

Please note in particular the large lounge and kitchen making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge freezer
washing machine
dishwasher

Entertainment:

television

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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