

STUDENT HOUSE

**Cemetery Road
Fishergate
York YO10 5AJ**

**shared student house
four bedrooms**

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

12 months let from 30 June 2013

**University of York – 0.7 mile
York St John University – 1.2 miles**

strictly no smoking / no pets



Bedrooms: three double, one single. Modern kitchen, separate lounge. Good location.

The accommodation comprises a kitchen, separate lounge and double bedroom on the ground floor. On the first floor are two more double bedrooms a single bedroom, bathroom and a second toilet.

The lounge includes two leather settees and a 42 inch flat screen television.

This property is a must for a group of four looking for house off Heslington Road close to the University of York, but willing to walk an extra two minutes for the benefits of a modern kitchen, larger lounge and more natural light.

For comfort the property is provided with gas central heating, with the latest specification boiler and part double-glazing.

Outside there is on street parking for cars controlled by residents' permits and secure storage for bikes.

There are several shops and amenities nearby on Heslington Road including late hours supermarket, greengrocer, takeaways and pub. On Fishergate are a bakery, independent health food shop, more takeaways, dentist and hairdresser. Buses run to the city centre and university every ten minutes (number 4 route).

The rent for the single room is the lower figure. Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
second toilet

Exterior:

on street parking
(residents' permits)
secure bike storage

Kitchen:

built in oven and hob
microwave oven
fridge / freezer
washing machine

Entertainment:

large flat screen
television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
part double glazing
smoke detectors

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