

APYork.com

STUDENT HOUSE

**Constantine Avenue
Melrosegate
York YO10 3SZ**

**shared student house
four bedrooms**

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

12 months let from 30 June 2013

**University of York – 0.7 mile
York St John University - 1.75 miles**

strictly no smoking / no pets



Four single bedrooms, all upstairs. First floor shower room. 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 (**5.18m x 3.76m**) with seating for six, plus dining table and chairs, large kitchen (**4.37m x 2.41m**), dining table and chairs, large kitchen (**4.37m x 2.41m**), downstairs toilet. Upstairs there are four bedrooms, bathroom with full suite including a shower.

The kitchen includes a frost-free fridge freezer, double oven cooker with ceramic hob, microwave oven and washer dryer.

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; full double glazing; a full mains wired fire alarm system covering all main rooms (including bedrooms) and a burglar alarm.

Outside there is an enclosed rear garden, locked brick storage for bicycles and off street parking for two cars 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 100 metres and a sports centre nearby.

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. Pictures follow.

Interior:

separate lounge/diner
large stylish kitchen
first floor shower room
bedroom locks
no ground floor bedrooms

Exterior:

garden
lockable bicycle
storage

Kitchen:

ceramic cooker
microwave oven
frost free fridge
freezer
washer dryer

Entertainment:

television
TV points and phone
sockets in bedrooms
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
burglar alarm
fire alarm
security lights

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	