

**APYork.com**  
**STUDENT HOUSE**

**Fifth Avenue  
Melrosegate  
York YO31 OPL**

**shared student house  
four bedrooms**

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

**12 months let from August 2013**

**University of York – 1 mile  
York St John University – 2 miles**

**strictly no smoking / no pets**



**Four double bedrooms. Bathroom with shower. Second shower room.**

This house was extended and renovated in 2011.

The accommodation comprises a kitchen, lounge and two double bedrooms on the ground floor. On the first floor are two more double bedrooms a bathroom and a shower room.

The kitchen is part of a recent extension and includes a large fridge, large freezer, washing machine, tumble dryer, five burner gas hob and built in oven.

The bathroom includes a large double ended bath with designer taps and a separate shower cubicle. The second shower room includes another shower cubicle and second toilet.

For comfort and safety the property is provided with gas central heating, full double-glazing and smoke detectors.

Outside there is off street parking for cars, secure storage for bikes and easily maintained gardens, mostly paved.

Within one quarter of a mile are local shops including four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop.

Two pages of pictures follow.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower  
second shower room

**Exterior:**

off street parking  
gardens  
secure bike storage

**Kitchen:**

built in oven & hob  
microwave oven  
fridge & freezer  
washing machine &  
tumble dryer

**Entertainment:**

broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

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