

STUDENT HOUSE

**Grange Street
Fishergate
York YO10 4BH**

**shared student house
four bedrooms**

**£70 - £76 per person per week
(paid quarterly)**

10 months let from 1 October 2012

**University of York – 1 mile
York St John University – 1.3 miles**

strictly no smoking / no pets

Bedrooms: three double, one single. Major £40k modernisation and extension summer 2012.

This semi-detached house is ideally located for University of York students between the campus and city centre and genuinely feels like a family home rather than a student house. The whole property is due to be extended and renovated in summer 2012, with a budget of £40,000! The description below applies after the work has been done.

The accommodation includes a modernised kitchen with built in oven and hob and large fridge freezer. Also on the ground floor are the shared lounge, a large bedroom and a utility room with separate washing machine and tumble dryer.

The first floor bathroom has also been renovated recently and is fully tiled, with a shower over the bath and there are three further bedrooms on the first floor. For comfort and safety the property is double glazed and benefits from gas central heating. Outside to the rear is a yard with storage for bikes and to the front on street parking.

There is a range of local shops and facilities nearby including local Sainsbury's late hours convenience store, Aldi and Iceland supermarkets, bakery, independent health food shop, takeaways, dentist and hairdresser.

The property is about five minutes walk from the city centre with the option of a riverside foot and cycle path and close to bus routes with buses running to the city centre, railway station, McArthur Glen retail park and University of York every ten minutes during the day. For drivers the ring road is within easy reach (A19 Selby or A1079 Hull junctions).

Interior:

separate lounge
well equipped kitchen
bathroom and separate
shower room

Exterior:

on street parking
secure bike storage

Kitchen:

built in oven and hob
fridge freezer
washer dryer

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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