

APYork.com
STUDENT HOUSE

**Haxby Road
York YO31 8JS**

**shared student house
four bedrooms**

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

12 months let from August 2013

**University of York – 2 miles
York St John University – 0.5 mile**

strictly no smoking / no pets



Four double bedrooms. Walk in shower. Double glazing.

This modernised house is to be further improved in summer 2011.

The accommodation comprises a kitchen, lounge and double bedroom on the ground floor. On the first floor are two more double bedrooms and a shower room with large walk in shower. The fourth double bedroom is in the second floor.

In addition, there is a further small box room which can be used as a study, for storage, drying clothes or for occasional guests.

For comfort the property is provided with gas central heating and full double-glazing. Outside there is off street parking for up to three cars, secure storage for bikes and gardens that are maintained by the landlords. There is also a sun room in the garden at the end of the garage.

Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point. There further similar facilities, including several takeaways, very close to the route to York St John University, which is less than a ten minute walk away. The city centre is also within easy walking distance.

The property enjoys a lot more natural light than most nearby Victorian terrace houses which make the majority of houses available close to York St John University.

(Note: the garage is not included in the tenancy agreement, but there is still storage for bikes.)

Interior:

separate lounge
well equipped kitchen
walk in shower

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

built in oven & hob
fridge / freezer
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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