



**Huntington Road
York YO31 8RP**

**shared student house
four bedrooms**

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

12 months let from July 2013

**York St John University – 0.8 mile
University of York – 2 miles**

strictly no smoking / no pets

Four double bedrooms, one en-suite. Fantastic specification.

This is amongst the best student houses available in York.

The ground floor comprises modern lounge leading to large open plan combined kitchen, dining room and conservatory. Upstairs on the first floor are three double bedrooms and the main bathroom with a full suite including a shower over the bath. On the second floor is the master bedroom with ensuite shower room, including a toilet and washbasin.

The kitchen has a large American style fridge freezer, with chilled water and ice dispenser, six ring gas hob, built in cooker, washing machine and microwave oven. The lounge is supplied with a television.

Outside there is unrestricted on street parking and a rear garden with storage for bikes. The property has gas central heating, full double-glazing and a security alarm.

For students of York St John University, this property is about two minutes walk away from the Grange.

The occupant of the en-suite bedroom pays the higher rent.

See following internal pictures.

Interior:

separate lounge
well equipped kitchen
house bathroom
ensuite shower room

Exterior:

unrestricted parking
secure garden

Kitchen:

built in cooker and
hob
microwave oven
fridge freezer
washing machine

Entertainment:

television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double-glazing
security alarm

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