

APYork.com
STUDENT HOUSE



**Ingleton Walk
Burnhome
York YO31 0PU**

**shared student house
four bedrooms**

**£67 - £75 per person per week
(paid quarterly)**

12 months let from October 2012

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

strictly no smoking / no pets

Bedrooms: three double, one single. Quiet location. Low rent.

This four bedroom property in a nice residential area is within walking distance of the University of York campus, and is on a bus route to York city centre. The property was renovated in 2011, including a new kitchen and bathroom and a new central heating boiler.

On the ground floor there is a large communal living / dining area with chairs, coffee table and dining suite. The kitchen is spacious and provided with oven, hob, fridge freezer, washing machine, microwave and other electrical equipment. Finally on the ground floor is one double room which is furnished with bed, wardrobe, chest of drawers, desk and chair.

The first floor has two double and one single bedroom and the bathroom. All the bedrooms are furnished as described above. The family bathroom has a bath with shower over, washbasin and toilet.

For comfort and safety the property is double-glazed, has gas central heating and is fitted with smoke detectors. There is parking for three cars at the front of the property and at the rear of the property there is a large garden which is maintained by the landlords. A secure garage is also available.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a few hundred metres on route to the University.

The rent for the single room is the lower rate stated.

Interior:

separate lounge
well equipped kitchen
bathroom

Exterior:

off street parking
maintained gardens
garage

Kitchen:

built in oven and hob
microwave oven
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
smoke detectors
double glazing

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