



STUDENT HOUSE

**Kexby Avenue
Hull Road
York YO10 3HF**

**shared student house
four bedrooms**

**£65 per person per week
(paid quarterly)**

9 months let from 1 October 2012

**University of York – 0.25 mile
York St John University – 1.5 miles**

strictly no smoking / no pets



NEW PROPERTY FULL DETAILS TO FOLLOW

Bedrooms: two double, two single. Very good location for University of York. Low rent.

The contract is for 9 months only which gives a saving equivalent to more than £16 per person per week when compared to a traditional full year contract.

Property being modernised in summer 2012 – three months of work planned.

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

The kitchen and lounge are both larger than average. For comfort the property is provided with gas central heating.

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

The local amenities include a Cooperative supermarket, an additional late night supermarket, four takeaways, launderette, garage and a public house. The property is within walking distance of the city centre, alternatively the number 4 route with buses running to the city centre every ten minutes is very close by.

Interior:

separate lounge
well equipped kitchen
shower room

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washing machine

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
smoke detectors

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