

**Melbourne Court
Fishergate
York YO10 5AS**

**shared student house
four bedrooms**

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

12 months let from 30 June 2013

**University of York – 0.7 miles
York St John University – 1.2 miles**

strictly no smoking / no pets



Bedrooms: two double, two single. Modern build, cheap bills. Easy access to city centre.

For comfort the house is fully double glazed with gas central heating, a security alarm and smoke detectors.

On the ground floor there is a large dining kitchen complete with table & chairs, washer/dryer, dishwasher, additional dryer, large freezer, two fridges, microwave and toaster. There is also a separate lounge and a single bedroom.

On the first floor there are two double and one single bedrooms and a bathroom with shower over bath. All the bedrooms are fully furnished.

There is residents' off 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 with shower

Exterior:

off street parking

Kitchen:

full size cooker
dishwasher
washer/dryer
freezer & 2 fridges
additional dryer

Entertainment:

broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors



STUDENT HOUSE

**Melbourne Court
Fishergate
York YO10 5AS**

**shared student house
four bedrooms**