

STUDENT HOUSE

**Melbourne Street
Fishergate
York YO10 5AQ**

**shared student house
four bedrooms**

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

12 months let from July 2013

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

strictly no smoking / no pets

Bedrooms: three double / one single. Easy access to city centre.

Situated a mere 120 metres from Heslington Road this property is ideally located for a group of four on a tight budget seeking a house within easy walking distance of the University of York and only a mere half mile from the city centre.

The gas centrally heated accommodation comprises a double bedroom, lounge and kitchen on the ground floor. On the first floor are three more bedrooms and the bathroom which is fully tiled and with a full suite including a bath with shower over, toilet and washbasin.

The kitchen is equipped with a gas cooker, fridge, freezer, washing machine and microwave oven.

There is a secure yard with off street parking for one car and a shed for storage of bikes. There is further on street parking for cars controlled by residents' or visitors' parking permits.

There are several shops and amenities nearby on Heslington Road including late hours supermarket, greengrocer, takeaways and pub. On Fishergate are a bakery, independent health food shop, more takeaways, dentist and hairdresser. Buses run to the city centre and university every ten minutes (number 4 route).

Note: there is a very similar property situated in the same street and both may be of interest to a group of eight.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

off street parking
on street parking
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge & freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
double glazed
windows
smoke detectors

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