

STUDENT HOUSE

**Penyghent Avenue
Tang Hall
York YO31 0QH**

**shared student house
four bedrooms**

**£64 per person per week
(paid quarterly)**

12 months let from 1 July 2012

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

strictly no smoking / no pets



Bedrooms: three double / one large single with separate study room.

A four bedroom spacious semi-detached house off Hull Road. The location, a very quiet residential area, makes it particularly suitable for students of the University of York's original campus and the Heslington East extension, both of which are **within a mile**.

The ground floor comprises a large entrance hall with laminate wood flooring, downstairs double bedroom, lounge with door to covered patio and a fully equipped kitchen. On the first floor there are two double bedrooms, a bathroom with full suite including a shower and a separate toilet with washbasin. The fourth bedroom is on the second floor. In addition, there is a small room on the first floor which can be used for storage or as a separate study for the single bedroom.

The kitchen includes a large fridge freezer, full sized cooker, microwave oven, washer and dryer. Other facilities include a gas central heating system that also provides hot water and full double glazing (except the front door).

Outside there is an enclosed rear garden, front garden, shared garage for secure storage of bicycles and off street parking for a car to the front of the property. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within one quarter of a mile.

Interior:

separate lounge
well equipped kitchen
first floor bathroom (with bath and shower)

Exterior:

off road parking
gardens
covered patio
garage for bikes

Kitchen:

full sized cooker
microwave oven
fridge freezer
washer and dryer

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing

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