



**Rockingham Avenue
Melrosegate
York YO31 0TD**

**shared student house
four bedrooms**

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

12 months let from 30 June 2013

**University of York – 1 mile
York St John University – 1.5 miles**

strictly no smoking / no pets

Bedrooms: two double / two single. Recently modernised to a high standard. Energy efficient.

This property was completely modernised in 2009 to a spectacular standard and offers a fantastic opportunity for a group wanting to be between the University of York and city centre.

On the ground floor are a large lounge, modern well-equipped kitchen diner, toilet and full sized garage. On the first floor are two double bedrooms, two single bedrooms, and bathroom with both a bath and separate shower enclosure.

The kitchen includes a built in double oven, and hob, two fridge freezers, washing machine, tumble dryer and microwave oven. The lounge is provided with settees and a flat screen television.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short walk away on route to the University of York.

The lower price applies to the single rooms.

Two pages of pictures follow.

Interior:

large separate lounge
well equipped kitchen
bathroom with separate
shower cubicle

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

built in oven & hob
microwave oven
two fridge freezers
tumble dryer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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