

**Tang Hall Lane
Hull Road
York YO10 3SE**

**shared student house
four bedrooms**

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

12 months let from July 2013

**University of York – 0.75 mile
York St John University – 1.75 miles**

strictly no smoking / no pets



Four double bedrooms. Recently modernised. Energy efficient.

A four bedroom mid terrace house off Melrosegate, Hull Road. The location, **within a mile**, makes it particularly suitable for students of the University of York's main Heslington campus. York St John College is about 1.5 miles away (which is about half a mile further from the campus than "The Limes" accommodation).

The property comprises entrance hall, lounge (**c5.18m x c3.76m**) with leather settees and a large kitchen (**c4.37m x c2.41m**). Upstairs there are four bedrooms, bathroom with full suite including a shower over the bath.

This house has recently been completely renovated and is one of the best available within a short walking distance of the University of York. All rooms are finished to a similar standard shown in the pictures below.

Outside there is an enclosed rear garden, with a shelter for bicycles and off street parking for two cars 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 100 metres and a sports centre nearby.

Please note in particular the large lounge and kitchen making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

built in oven & hob
fridge freezer
washing machine

Entertainment:

television
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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