



**Third Avenue
Melrosegate
York YO31 0TY**

**shared student house
four bedrooms**

**£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

Four double bedrooms. Bathroom, separate toilet, shower room. Recently modernised.

This student house was completely modernised recently and is an absolute bargain for the standard of accommodation provided. The renovations included a new kitchen and bathroom, replacement of the bedroom furniture, four brand new double beds in each room and redecoration throughout.

The light and airy accommodation comprises a kitchen, lounge, bathroom, and separate toilet room on the ground floor. On the first floor are the four bedrooms and a shower room.

The new kitchen comprises modern white cupboards with a contrasting black worktop, black tiled floor, built in ceramic hob, stainless steel oven, washing machine, fridge/freezer and dishwasher. A wooden dining table and four chairs are provided.

The large inviting lounge has comfortable three seater and matching two seater settees and a 32" Samsung flat screen television. Good cupboard storage facilities are available.

Upstairs, the four good sized bedrooms each have a new double bed and furniture with access to a shower room. For comfort the property is provided with gas central heating and full double-glazing.

Outside there is on street parking for cars, secure storage for bikes and easily maintained gardens. Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point. The city centre is within walking distance, or there are regular buses if preferred.

Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom with shower

Exterior:

garage
off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge / freezer
washing machine
dishwasher

Entertainment:

flat screen television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors
security alarm

STUDENT HOUSE

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