



**Ambrose Street
Fulford Road
York YO10 4DT**

**shared student house
five bedrooms**

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

12 months let from July 2013

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

strictly no smoking / no pets

Five double bedrooms. Good location between University of York and city centre.

This five bedroom property is situated on a quiet terraced street within walking distance to York City centre.

On the ground floor there is one double bedroom at the front of the property, and on the first floor there are a further four double bedrooms, all bedrooms have beds, wardrobes, chest of drawers, and desks.

There is a communal lounge which has comfy sofas, television, and coffee table with French doors leading to the patio area at rear of property. The kitchen is fitted with white units, washing machine, fridge/freezer, and cooker.

At the rear of the ground floor is a shower room with wash basin, toilet and laminate flooring

All rooms are neutrally decorated and all bedrooms have carpeting, there are telephone points and television aerials within this property.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance. Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
five double bedrooms

Exterior:

on street parking
patio area
bike storage

Kitchen:

cooker
fridge freezer
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
double glazing
smoke detectors

STUDENT HOUSE

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