

APYork.com
STUDENT HOUSE



**Crombie Avenue
Burton Stone Lane
York YO30 6DN**

**shared student house
five bedrooms**

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

12 months let from July 2013

**York St John University – 0.75 mile
University of York – 2.5 miles**

strictly no smoking / no pets

Bedrooms: four double, one single, all upstairs. Large kitchen. Low rent.

A five bedroom mid terrace house off Burton Stone Lane, Clifton. The location makes it particularly suitable for students of York St John College, York District Hospital or The University of York's King's Manor site, all of which are **within 3/4 of a mile**. The University of York's main Heslington campus is about 2.5 miles away. Close to local shops, takeaways, pub and bus routes.

The property comprises of entrance hall, lounge (**4.37m x 4.05m**), large kitchen (**4.19m x 4.00m**) with dining table and chairs and a downstairs toilet. Upstairs there are five bedrooms (four with double beds), bathroom with full suite including a shower cubicle, further shower room with third toilet and washbasin.

Each bedroom has a bed, wardrobe, drawers, desk with chair, bookcase, telephone point and TV aerial point. The lounge is provided with a 32" LCD flat screen television.

Other facilities include a gas central heating system that also provides hot water, all windows double glazed, a full mains wired fire alarm system covering all main rooms (including bedrooms) and a security alarm.

Outside there is an enclosed rear garden, covered passageway storage for bicycles and ample street parking to the front of the property. Please note in particular the large lounge and kitchen with no ground floor bedrooms, making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

Pictures below.

Interior:

separate lounge
large kitchen/diner
first floor bathroom
(with bath and shower)
no ground floor
bedrooms

Exterior:

on street parking (no
restrictions)
garden
covered bicycle storage

Kitchen:

full sized cooker
frost free fridge
freezer
washer dryer

Entertainment:

32" LCD television
TV points and phone
sockets in bedrooms
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
double glazing
security alarm
fire alarm
security light

E&OE 101 (5) / 2013

**Crombie Avenue
Burton Stone Lane
York YO30 6DN**

**shared student house
five bedrooms**



