

**Fifth Avenue  
Burnholme  
York YO31 0PP**

**shared student house  
five bedrooms**

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

**12 months let from 30 June 2013**

**University of York – 1 mile  
York St John University – 2 miles**

**strictly no smoking / no pets**



**Bedrooms: three double, two single. Cleaning service. Energy efficient.**

The accommodation comprises a very large kitchen / diner, lounge, and single bedroom on the ground floor. On the first floor are the four remaining bedrooms, one double and three double rooms with single beds and a bathroom with a corner bath, shower and toilet.

The kitchen is complete with washing machine, tumble dryer, fridge freezer, freezer and oven and hob.

The kitchen / diner has French doors leading onto a patio area and the enclosed rear garden and the lounge is provided with a television.

For comfort the property is provided with gas central heating, full double-glazing and security alarm.

The garden is maintained by the landlords and a cleaner visits once a week during term time to look after the communal areas.

There is off street parking for two cars to the front of the property, together with secure storage for bikes.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 200 metres and a sports centre nearby, on route to the University of York.

**Interior:**

separate lounge  
well equipped kitchen  
bathroom with shower

**Exterior:**

garage  
off street parking  
gardens  
secure bike storage

**Kitchen:**

built in oven and hob  
microwave oven  
fridge / freezer  
washing machine

**Entertainment:**

television  
broadband internet  
access (tenants pay)

**Comfort & safety:**

gas central heating  
full double glazing  
smoke detectors

**STUDENT HOUSE**

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