



**Fourth Avenue
Hull Road
York YO31 0ST**

**shared student house
five bedrooms**

**£55 per person per week
(paid quarterly)**

12 months let from July 2012

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

strictly no smoking / no pets

Bedrooms: two double, three single. Recently modernised. Low rent.

This terraced town house is located close to the University of York, has the benefit of a good-sized rear garden and is offered at a very competitive rent.

The accommodation comprises a large lounge, double sized bedroom and kitchen on the ground floor. To the first floor are three further bedrooms, a bathroom with shower over the bath, toilet and washbasin and a separate second toilet room. Finally, on the second floor are the fifth bedroom and a shower room. Each bedroom is fitted with a washbasin.

The kitchen, which has recently been re-fitted, includes a fridge freezer, full sized cooker, microwave oven and washing machine. The lounge is provided with leather settees and a flat screen television. Other facilities include a gas central heating system that also provides hot water.

Outside there is an enclosed rear garden, front garden, brick outhouse for secure storage of bikes and on street parking without restrictions to the front of the property.

For comfort and safety the house has gas central heating, the windows are all double-glazed and there is a full fire alarm system covering all main rooms, the hallways and landings.

There are several shops including six takeaways, post office, video hire, chemist and hairdresser all within walking distance. The landlord maintains the gardens to the front and rear. Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom with shower
additional shower room

Exterior:

maintained gardens
secure bike storage
on street parking
(without restrictions)

Kitchen:

built in oven & hob
fridge freezer
washing machine

Entertainment:

flat screen
television
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
double glazing
fire alarm system

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	