

**Intake Avenue
Clifton
York YO30 6HB**

**shared student house
five bedrooms**

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

12 months let from July 2013

**York District Hospital – 0.3 mile
York St John University – 0.9 mile
University of York – 2.4 miles**

strictly no smoking / no pets



Five double bedrooms. Bathroom and shower room. Low rent.

Lots of space at a competitive rent!

On the ground floor are two double bedrooms, lounge, kitchen, utility area and pantry. To the first floor is a bathroom with full suite and shower over the bath, separate shower room (also with a toilet) and three more double bedrooms.

The kitchen is fully equipped with a cooker, large fridge, separate freezer, microwave oven, washing machine, tumble dryer and dishwasher. The lounge is provided with a television and DVD player.

A new gas central heating system was fitted in 2008. Other comfort and security features include a security alarm and there are mains powered and linked smoke detectors in all main rooms, the hallways and landings.

To the outside of the property are gardens maintained by the landlord, an area of decking ample secure storage for bikes and off street parking for at least two cars.

For floor plans and interior photographs see pages below.

(Note: the garage and outbuilding, not included in the plans below, are rented out separately and not included with the house. Also, the layout has altered slightly from the plans below so that the shower room, previously en-suite, is now available to all the occupants.)

Interior:

separate lounge
well equipped kitchen
bathroom with toilet
shower room with toilet

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

full sized cooker
microwave oven
fridge & freezer
washing machine
tumble dryer
dishwasher

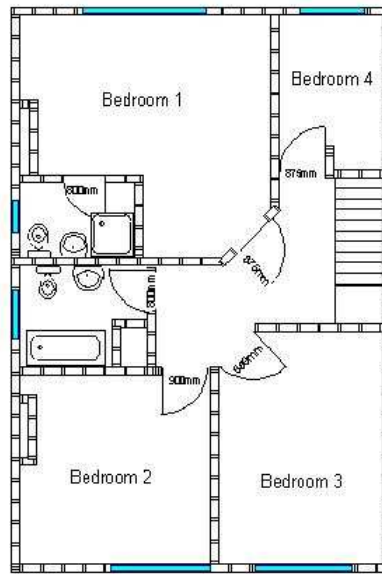
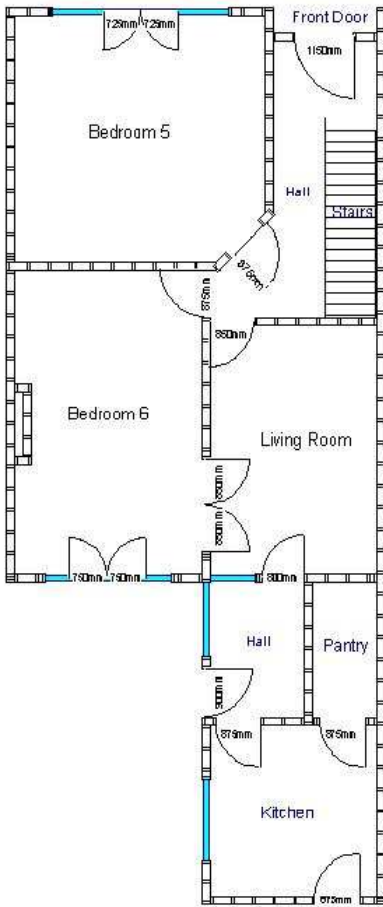
Entertainment:

television
DVD player
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
security alarm
smoke detectors

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