

STUDENT HOUSE

**Melrosegate
Hull Road
York YO31 0SA**

**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

Bedrooms: five double. Large lounge. Recently modernised. Good location for city centre.

Larger than the typical student house - this property is definitely worth viewing.

On the ground floor are a double bedroom, lounge and large kitchen. On the first floor are three double bedrooms, a bathroom with a tiled floor, shower over the bath and a separate toilet room. Finally there is a fifth double bedroom on the second floor.

All the bedrooms have modern furniture and double beds.

The kitchen is well equipped with modern pale units, contrasting dark worktops and tiled floor. The equipment provided includes built in double oven and hob, fridge freezer, dishwasher and washing machine.

Other facilities include a gas central heating system that also provides hot water and full double-glazing. Outside there is off street parking for two cars, a shed for secure storage of bikes and gardens which are maintained by the landlord.

There is a late hours supermarket nearby. The city centre is within walking distance, regular buses if preferred.

Pictures follow.

Interior:

separate lounge
well equipped kitchen
bathroom and separate
toilet room

Exterior:

off street parking
gardens
secure bike storage

Kitchen:

built in oven & hob
microwave oven
fridge freezer
dishwasher
washing machine

Entertainment:

broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors
security alarm

APYork.com

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