

STUDENT HOUSE

**Alma Terrace
Fulford Road
York YO10 4DL**

**shared student house
six bedrooms**

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

12 months let from 30 June 2013

**University of York – 0.7 mile
York St John University – 1.3 miles**

strictly no smoking / no pets



Six double bedrooms. Good location between University of York and city centre. Energy efficient.

This is genuinely a unique property and deserves a viewing from any group of six University of York students.

On the ground floor is a large modern kitchen / lounge / diner. The kitchen has modern black units with bright red worktops. The equipment provided includes a gas range style cooker with five-burner hob, two fridge freezers, a washer dryer and microwave oven. The lounge has two large leather settees and a large wall-mounted flat screen television. In addition there is a ground floor toilet room.

Each of the two upper floors have three double sized bedrooms and a shower room with toilet, so there are three toilets in total.

For comfort the property is provided with full double-glazing and gas central heating providing instant hot water. Outside to the rear is a secure yard with storage for bikes and to the front on street parking without restrictions.

The property is located close to the local shops on Fulford Road, which include a late hours local branch of Sainsbury's, newsagent and pubs. Branches of Aldi and Iceland are also within walking distance. Fulford Road is on a bus route well served by the "park and ride" services. Alternatively, there is a riverside walk into the city centre.

Interior:

designer style kitchen
two shower rooms
third toilet

Exterior:

on street parking
(without restrictions)
secure bike storage

Kitchen:

range style gas
cooker
microwave oven
two fridge freezers
washer dryer

Entertainment:

40" flat screen
television
broadband
internet access
(tenants pay)

Comfort & safety:

gas central heating
full double glazing
smoke detectors

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