

**Intake Avenue  
Clifton  
York YO30 6HB**

**shared student house  
six 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**



**Bedrooms: five double, one single. 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 four more bedrooms (three of which are doubles).

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 following 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



**APYork.com**  
**STUDENT HOUSE**



## STUDENT HOUSE

