

STUDENT HOUSE

**Crombie Avenue
Burton Stone Lane
York YO30 6DN / 6DW**

**two shared student houses
ten bedrooms**

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

12 months let from July 2013

**York St John University – 0.75 mile
University of York – 2.5 miles**

strictly no smoking

Two five bedroom mid terrace houses off Burton Stone Lane, Clifton. Situated opposite each other, these would be suitable for a group of ten wishing to live close together.

The location makes them particularly suitable for students of York St John College, York District Hospital or The University of York's King's Manor site, all of which are **within 3/4 of a mile**. The University of York's main Heslington campus is about 2.5 miles away. Close to local shops, takeaways, pub and bus routes. Separate detail sheets are available on each property.

The properties comprises of entrance hall, lounge (**4.37m x 4.05m**), large kitchen (**4.19m x 4.00m**) with dining table and chairs, downstairs toilet. All bedrooms are upstairs (eight have double beds), bathroom with full suite including a shower cubicle. In each case one of the double bedrooms is on the second floor, together with a third toilet and washbasin.

Each bedroom has a bed, wardrobe, drawers, desk with chair, bookcase, telephone point and TV aerial point. Other facilities include gas central heating systems that also provide hot water; all windows double glazed, full mains wired fire alarm systems covering all main rooms (including bedrooms) and security alarms. The lounges are provided with a 32" LCD flat screen televisions.

In both cases, outside there is an enclosed rear garden, covered passageway storage for bicycles and ample street parking to the front of the property. Please note in particular the large lounges and kitchens making the properties particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

Interior:

separate lounge
large kitchen/diner
first floor bathroom
(with bath and shower)
no ground floor bedrooms

Exterior:

on street parking
(no restrictions)
garden
covered bicycle
storage

Kitchen:

full sized cooker
frost free fridge
freezer
washer dryer

Entertainment:

32" LCD television
TV points and phone
sockets in bedrooms
broadband internet
access (tenants pay)

Comfort & safety:

gas central heating
security alarm
fire alarm
security light

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