



**Alcuin Avenue  
Melrosegate  
York YO10 3TH**

**Ref: 315**

**Shared student house  
Three bedrooms**

**York St John University – 1.5 miles  
University of York – 1 mile**

**Strictly no smoking/Pets**

**We have a house 20 mins walk,  
(the sports mad tenant says 15 mins)  
5 to 10 minutes by bike from Uni.**

All double beds, fully furnished complete with pots and pans. 20 inch TV.

Two toilets, bath with over head shower, off street parking, bike shed to rear, all certificates, mains smoke and intruder alarm. Landlord maintains garden.

Two minutes from shops and about 7 takeaways, cash point etc.

Bus stop a few doors from house.

The house has internet access and we supply USB pens and modem, we do not have satellite but have no problem if you want to put in while in house.

Energy efficient - Cavity wall and loft insulation, low energy light bulbs supplied, combi boiler, double glazing.

Rent paid 4 times a year.

**For further information to check prices,  
availability or to arrange a viewing please  
email us or text this number: 07547-537956**

**Interior:**

- Well equipped kitchen
- Bathroom with shower
- 2 toilets
- Fully furnished

**Exterior:**

- Off road parking
- Maintained garden
- Bike shed

**Kitchen:**

- Full sized cooker
- Fridge & freezer
- Washing machine
- Microwave

**Entertainment:**

- Television
- Internet access\*  
(tenants pay)

**Comfort & Safety:**

- Gas central heating
- Smoke alarm
- Intruder alarm
- Double glazing