



**Alcuin Avenue
Melrosegate
York YO10 3TR**

Ref: 488

**Shared student house
Four bedrooms**

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

Strictly no smoking / no pets

A four bedroomed mid terrace house off Melrosegate, Hull Road. The location, within a mile, makes it particularly suitable for students of the University of York's main Heslington campus.

York St John College is about 1.5 miles away (which is about half a mile further from the campus than "The Limes" accommodation).

The property comprises entrance hall, lounge / diner (c5.18m x 3.75m) with seating for six, large kitchen (c4.4m x 2.4m), downstairs toilet. Upstairs there are four bedrooms and a bathroom with full suite including a shower over the bath.

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

Other facilities include a gas central heating system that also provides hot water; full double glazing and a security alarm.

Outside there is an enclosed rear garden,

storage for bicycles and on street parking to the front of the property. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short distance. Bus to city centre every 10 minutes.

Please note in particular the large lounge and kitchen making the property particularly suitable for groups that prefer more space than provided by a Victorian Terrace.

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

Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom & shower

Exterior:

- Parking
- Gardens
- Secure bike storage

Kitchen:

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

Entertainment:

- Broadband internet (tenants pay*)
- Flat screen TV

Comfort & Safety:

- Gas central heating
- Full double glazing
- Smoke detectors