



**Alcuin Avenue  
Melrosegate  
York YO10 3TH**

**Ref: 315**

**Shared student house  
Three bedrooms**

**£60 per person per week  
(paid quarterly)**

**12 months let from July 2010**

**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.

Contact us for more details or arrange a viewing telephone or text 07748-177311 or 01653-658517.

Landlords Graham & Brenda

#### 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