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**Alcuin Avenue
Melrosegate
York YO10 3TR**

Ref: 334

**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 - Fish in suitable tank and
stand, no problem**

Spacious semi-detached house with three double bedrooms – all on the first floor with double beds!

Accommodation comprises of large lounge / diner, kitchen and toilet on the ground floor. On the first floor are the three bedrooms and a bathroom with full suite, including a shower over the bath.

Each bedroom has the double bed, desk with chair and storage for furniture and belongings. The kitchen includes a cooker, fridge, freezer, microwave oven, washing machine, kettle, toaster, pots, pans and a full range of utensils. Situated under the stairs is an externally vented reverse action tumble dryer. The lounge / diner has a gas fire and is provided with a 21" colour television.

The property should appeal to any group on a tight budget or environmentally conscious as, in addition to the competitive rent, it has double-glazing, cavity wall insulation, loft insulation up to current standards and low energy light bulbs.

The landlords provide a wireless router with one USB access pens per person.

Other facilities include a gas central heating system that also provides hot water, radiators in all rooms, mains wired smoke detectors to hallways and landings, heat sensor in kitchen, further additional battery smoke detectors in other main rooms (including the bedrooms) and a mains wired security intruder alarm protecting doors and downstairs rooms. Battery carbon monoxide detector situated in the main room. The landlords provide a wireless netgear router. Other facilities include a gas central heating system that also provides hot water,

Outside there is an enclosed front and rear gardens, locked storage shed for bicycles and off street parking for two cars to the side of the property. The landlords maintain the gardens.

There are five takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop (No 6) within a short walk from the property.

No 6 bus route: This house is now on the main bus route to town, Uni and York railway station which many of the students residing in this house find very useful when commuting to other cities for work experience.

Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom with shower
- Fully furnished

Exterior:

- Off road parking
- Maintained garden
- Secure bike storage

Kitchen:

- Full sized cooker
- Fridge & freezer
- Washer
- Microwave

Entertainment:

- Television
- Broadband internet* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors
- Security alarm
- Full double glazing