



**Melrosegate
Hull Road
York YO10 3TQ**

Ref: 217

**Shared student house
Two bedrooms**

**York St John University – 1.3 mile
University of York – 1.1 mile
Strictly no smoking / no pets**

A part furnished semi-detached two bedroomed house located in a quiet residential area off Hull Road, which makes it particularly suitable the University of York or the city centre, both of which are in walking distance away.

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

The ground floor comprises an entrance hall, lounge, and kitchen / diner. On the first floor there are a double bedroom, a single bedroom and a bathroom with a toilet and washbasin.

The kitchen includes a fridge, full sized cooker and washing machine. Other facilities include a gas central heating system that also provides hot water and all windows are double-glazed.

Outside there is an enclosed rear garden, front garden, brick outhouse for secure storage of bikes and off street parking cars to the front of the property. There are several shops including six takeaways, post office, video hire, chemist and hairdresser all within walking distance.



Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom

Exterior:

- Off road parking
- Gardens
- Secure bike storage

Kitchen:

- Full sized cooker
- Fridge
- Washing machine

Entertainment:

Comfort & Safety:

- Gas central heating
- Full double glazing