



**Melrosegate  
Hull Road  
York YO10 3TQ**

**Ref: 217**

**Shared student house  
Two bedrooms**

**£620 per month  
(paid quarterly)**

**Available May 2010**

**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.**

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.

For further information and to arrange a viewing please call: Adam on: 07787-893768 or Ali on: 01904-611611

**Please mention  
adambennett.  
co.uk when  
booking  
viewings.**



**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