



**Extremely large and nicely planned out property on a quiet street in close proximity to York University.**

The ground floor comprises the kitchen, lounge with TV, DVD and Sky and two double bedrooms.

The first floor has four double bedrooms, bathroom, a shower room with toilet and a separate toilet. The kitchen is complete with gas hob, electric oven, dishwasher, washing machine and fridge freezer.

For comfort and safety the property is provided with gas central heating, double glazing and smoke detectors.

Outside there is off street parking for at least two cars, a garage proving secure storage for bikes gardens which are maintained by the landlords.

**Carlton Avenue  
Osbalwick  
York YO10 3JZ**

**Ref: 647**

**Shared student house  
Six bedrooms**

**£72 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 / no pets**

Broadband access and a full sky package are included in the rent – the tenants must contract and pay for a telephone line.

There is a range of shops including a late hours supermarket within walking distance.

The “Black Bull” pub, popular with students, is very close. There are regular buses to the city centre.

For further information and to arrange a viewing please call:

Adam on: 07787893768 or 01904 414444

**Interior:**

- Separate lounge
- Well equipped kitchen
- Bathroom & shower

**Exterior:**

- Garage
- Off street parking
- Gardens
- Secure bike storage

**Kitchen:**

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer machine
- Dishwasher

**Entertainment:**

- Broadband internet access\* (tenants pay)
- Sky TV
- Television

**Comfort & Safety:**

- Gas central heating
- Fully doubled glazed
- Smoke detectors