



**Eldon Terrace  
Groves  
York YO31 8NQ**

**Ref: 413**

**Shared student house  
Four bedrooms**

**York St John University – 0.25 mile  
University of York – 2 miles**

**Strictly no smoking / no pets**

**A Victorian end terraced house only a short distance from York St John, within twenty metres of the gate to “The Grange” accommodation complex. This property was completely modernised in 2007 and nearly everything was renewed.**

microwave oven, fridge freezer and washing machine.

Outside is a rear yard with secure storage for bikes.

For comfort and entertainment the property is provided with gas central heating, full double-glazing, a television and internet facilities.

Outside there is on street parking controlled by residents’ permits. There is a late hours Spar supermarket nearby.

The ground floor includes the kitchen, lounge, bathroom and one bedrooms. To the first floor are three further bedrooms.

The kitchen is fully equipped with all the major items including full oven and hob,

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

**Interior:**

- Separate lounge
- Bathroom with shower

**Exterior:**

- Secure bike storage
- Residents’ parking

**Kitchen:**

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

**Entertainment:**

- Broadband internet access\*  
(\*tenants pay)

**Comfort & Safety:**

- Gas central heating
- Fully doubled glazed
- Smoke detectors