



**Fifth Avenue
Tang Hall Lane
York YO31 0PN**

Ref: 316

**Shared student house
Three bedrooms**

**York St John University – 2 miles
University of York – 1 mile**

Strictly no smoking/Pets

20 mins walk, (the sports mad tenant says 15 mins) 5 to 10 minutes by bike from Uni.

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

All double beds, fully furnished complete with pots and pans.

20inch TV. Two toilets, Off street parking, bike shed to rear, all certificates, mains smoke and intruder alarm. Landlord maintains garden.

Two minutes from shops and about 7 takeaways, cash point, post office, doctors etc. Bus stop a few doors from house to Uni and town.

The house has internet and we supply USB pens and modem, we do not have satellite but have no problem if you want to put in while in house.

Energy efficient - cavity wall & loft insulation, low energy light bulbs supplied, double glazing.

Rent paid 4 times a year.

Interior:

- Well equipped kitchen
- Bathroom with shower
- 2 toilets
- Fully furnished

Exterior:

- Off road parking
- Maintained garden
- Bike shed

Kitchen:

- Full sized cooker
- Fridge & freezer
- Washing machine
- Microwave

Entertainment:

- Television
- Internet access* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke alarm
- Intruder alarm
- Double glazing