



A spacious five bedroom semi-detached house off Melrosegate.

The location, a very quiet residential area, makes it particularly suitable for students of the University of York's main Heslington campus, which is within a mile.

The ground floor comprises an entrance hall, lounge, fully equipped large galley kitchen, and two double bedrooms.

On the first floor there are three more double bedrooms, a bathroom with shower over the bath and a separate toilet room.

The kitchen includes a modern laminate floor, built in fridge, separate fridge freezer, full sized cooker, microwave oven, washing machine, tumble dryer and dishwasher.

Other facilities include a gas central heating system that also provides hot water, full double glazing and smoke detectors.

**Fifth Avenue
Heworth
York YO31 0UN**

Ref: 534

**Shared student house
Five bedrooms**

**£70 per person per week
(paid quarterly)**

12 months let from July 2010

**York St John University – 1.4 miles
University of York – 1 mile**

Strictly no smoking/Pets

The lounge also has a laminate floor and is supplied with leather settees.

All the bedrooms are supplied with a double bed, wardrobe, drawers, desk and chair.

Outside there is off street parking for up to two cars, with further on street parking if required.

Within walking distance to the property the local amenities include hairdresser, convenience store, bakery, takeaways and public house.

Call: 01904-414444 or 0778-7893768 to arrange viewing

Interior:

- Well equipped kitchen
- Bathroom with shower
- Seperate lounge
- 5 double bedrooms

Exterior:

- Off road parking
- Gardens

Kitchen:

- Full sized cooker
- Fridge & freezer
- Washing machine
- Tumble dryer
- Microwave oven
- Dish washer

Entertainment:

- Internet access* (tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors
- Double glazing