



**Fourth Avenue
Tang Hall lane
York YO10 3RB**

Ref: 417

**Shared student house
Four bedrooms**

**York St John University – 1.5 miles
University of York – 1 mile**

Strictly no smoking / no pets

This terraced house is located close to the University of York and has the benefit of a good-sized rear garden.

The accommodation comprises a large lounge, large single bedroom and kitchen on the ground floor.

To the first floor are two double bedrooms, a single bedroom and a shower room with a full suite.

The kitchen includes a fridge freezer, full sized cooker, microwave oven and washing machine. A tumble dryer is also provided.

Other facilities include a gas central heating system that also provides hot water.

The kitchen and bathroom were replaced in 2006 and the whole property was redecorated.

Outside there is an enclosed rear garden, front garden, brick outhouse for secure storage of bikes and on street parking without restrictions to the front of the property.

There are several shops including six takeaways, post office, video hire, chemist and hairdresser all within walking distance.

The landlord maintains the gardens to the front and rear.

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

Interior:

- Separate lounge
- Well equipped kitchen
- Modern shower room

Exterior:

- Gardens
- Secure bike storage
- On street parking (without restrictions)

Kitchen:

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer & dryer

Entertainment:

- Broadband internet access* (*tenants pay)

Comfort & Safety:

- Gas central heating
- Smoke detectors