



**A recently purpose built lot of six bedroomed student studies - second floor student flat in a block of three similar flats situated on Haxby Road close to York District Hospital.**

Each of the six bedrooms is furnished with a bed, bedside cabinet, wardrobe, bookcase, desk & chair.

The large kitchen is fully equipped with a built in oven and hob, fridge, freezer, washing machine, dishwasher and microwave oven. There are dining and lounge areas, the latter furnished with leather settees.

There is a bathroom with bath, washbasin and toilet, a separate shower room and a separate toilet room with washbasin. In addition, each bedroom is equipped with a washbasin.

The block is built to modern standards with a high standard of insulation and full double-glazing. Each flat has fire and security alarm systems and gas central heating. Hot water is provided from a pressurised system with a hot water tank, which is an important advantage given the number of occupants.

#### Interior:

- Separate lounge area
- Well equipped kitchen
- Bathroom & separate shower room
- Separate toilet room

#### Exterior:

- Secure bike storage

#### Kitchen:

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

#### Entertainment:

- Broadband internet access \*(tenants pay)

#### Comfort & Safety:

- Gas central heating
- Full double glazing
- Fire alarm system
- Security alarm

## Second Floor Flat Haxby Road York YO31 8JS

**Ref: 661**

**Shared student house  
Six bed house - individual bedrooms  
£65 per person per week  
(paid quarterly)**

#### Key benefits:

- Selectable start dates
- Individual tenancy agreement
- Your share of utility bills capped at £30 pppm maximum
- Locks on all bedroom doors

**Available July 2010**

**York St John University – 0.2 mile**

**University of York – 0.75 mile**

**York District Hospital – 0.1 mile**

**Strictly no smoking / no pets**

There are storage facilities for bikes.

There are two other flats on the same site, so large groups from York St John University wanting to be even nearer to their campus and the city centre than The Grange can stay together.

For further information and to arrange a viewing please call:

Adam on: 07787-893768 or

Ali on 01904-611611

**Please mention [adambennett.co.uk](http://adambennett.co.uk) when booking viewings.**