



**Ingleborough Avenue
York
YO10 3SA**

Ref: 219

**Shared student house
Two bedrooms**

**York St John University – 1.75 miles
University of York – 0.7 mile**

Strictly no smoking / no pets

Located just minutes from the University Campus a spacious well maintained two bedroom property with a lovely garden and on street parking.

On ground floor there is an entrance hall, which leads into the lounge/diner provided with sofa and dining table with well equipped kitchen to the rear. The kitchen has oven, fridge/freezer and microwave. The garden is large with storage for bikes. Upstairs there are two large bedrooms with wardrobes and desks and ample storage space. The bathroom has a bath with shower over.

The property has gas central heating, fire safety equipment and smoke detectors. All windows are double glazed to ensure low maintenance and low running costs. There is a shed to the rear of the property which could be used for bike storage and on street parking.

There are four takeaways, a 7 day late supermarket, cashpoint, chemist, bakery, hairdressers and sports centre all nearby.

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

Interior:

- Well equipped kitchen
- Bathroom
- Lounge/diner

Exterior:

- Garden to rear
- On street parking

Kitchen:

- Cooker
- Washer
- Fridge/freezer
- Microwave

Entertainment:

- Broadband internet (*tenants pay)

Comfort & Safety:

- Gas central heating
- Full double glazing
- Smoke detectors
- Fire blanket