



**Ingleborough Avenue
York
YO10 3SA**

Ref: 219

**Shared student house
Two bedrooms**

**£75 per person per week
(paid quarterly)**

12 months let from July 2010

**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 and to arrange a viewing please call: Adam on: 07787-893768 or Ali on: 01904-611611

Please mention adambennett.co.uk when booking viewings.

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