



**This property was completely redecorated in summer 2009 and is within a mile of the University of York.**

The ground floor accommodation comprises of a lounge, kitchen and two double bedrooms.

On the first floor there are a further two bedrooms, one double and one large single. The bathroom has a shower over the bath.

The kitchen is complete with washing machine, oven & hob, two fridge freezers and a microwave.

For comfort and safety the property is provided with gas central heating, full double-glazing and smoke detectors.

**Lilac Avenue  
Hull Road  
York YO10 3AT**

**Ref: 478**

**Shared student house  
Four bedrooms**

**York St John University – 2 miles  
University of York – 0.5 mile**

**Strictly no smoking / no pets**

Outside there is off street parking for one car and a rear garden.

The city centre is within walking distance, or there are regular buses if preferred.

Within one quarter of a mile are local shops including takeaways, pubs, a seven-day late hours supermarket and bank with cash point.

**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
- Bathroom & shower

**Exterior:**

- Garage
- Off street parking
- Gardens
- Secure bike storage

**Kitchen:**

- Full size cooker
- Microwave oven
- Fridge & freezer
- Washing machine

**Entertainment:**

- Broadband internet\* access (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Full double glazing
- Smoke detectors