



**A five bed roomed end terraced house off Hull Road. The location, a quiet residential area, makes it particularly suitable for students of the University of York's main Heslington campus, which is only a short walk away. If you cannot face the walk, buses stop close by.**

The ground floor comprises an entrance lobby, lounge, fully equipped kitchen / diner and two double bedrooms. On the first floor there are two double bedrooms, a single bedroom, bathroom with a toilet and washbasin and separate shower room, also with a toilet and washbasin.

The kitchen includes a large fridge freezer, full sized cooker, microwave oven and washing machine.

Other facilities include: a gas central heating system that also provides hot water, all windows are double glazed and mains powered smoke detectors.

**Melrosegate  
Hull Road  
York YO10 3SR**

**Ref: 543**

**Shared student house  
Five bedrooms**

**York St John University – 1.6 miles  
York Uni 0.8 mile - about 16 mins  
walking / 8mins by cycling**

**Strictly no smoking / No pets**

Outside there is an enclosed rear garden with brick outhouse for secure storage of bikes.

To the front there is off street parking for a car.

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

Deposit £250 each (and no guarantee needed if that makes it easier)

If viewers are not happy with anything it will be fixed!

**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 & separate shower room
- New beds

**Exterior:**

- Off road parking
- Gardens
- Secure bike storage
- Bus stops outside

**Kitchen:**

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

**Entertainment:**

- Broadband internet\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Full double glazing
- Smoke detectors