



## Melrosegate Hull Road York YO31 0SD

**This house has been prepared to an excellent standard and well worth viewing.**

**On the ground floor there is one double bedroom, a large lounge and a spacious kitchen.**

**Ref: 406**

**Shared student house  
Four bedrooms**

**£70 per person per week  
(paid quarterly)**

**12 months let from 4th July 2010**

**York St John University – 1.5 miles  
University of York – 1 mile**

**Strictly no smoking / no pets**

The further three double bedrooms are located upstairs along with a bathroom with full suite (including a shower over the bath) and separate toilet room.

The lounge is furnished with laminate flooring, leather sofas, dining table and chairs and a television.

The kitchen is provided with a built in dishwasher, microwave, cooker, separate fridge and freezer.

Two of the bedrooms have built in wardrobes, which are an excellent space saver, and all of the bedrooms have television aerial points fitted.

The house is located near to the University of York, with a supermarket, fish and chip shop and other local shops very close.

This property has a shed for bike storage and gardens maintained by the landlords. There is off road parking for one car.

### Interior:

- Separate lounge
- Well equipped kitchen
- Bathroom & separate toilet

### Exterior:

- Off street parking
- Maintained gardens
- Secure bike storage

### Kitchen:

- Full sized cooker
- Microwave oven
- Fridge & freezer
- Washing machine
- Dishwasher

### Entertainment:

- Television
- Broadband internet access\*  
(\*tenants pay)

### Comfort & Safety:

- Gas central heating
- Full double glazing
- Smoke detectors