



## Melrosegate Hull Road York YO10 3SR

**A five bedroomed 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.**

**Ref: 543**

**Shared student house  
Five bedrooms**

**4 x £63.50 and 1 x £59.50 pppw  
(paid quarterly)**

**12 months let from July 2010**

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

**Strictly no smoking / No pets**

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.

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 please contact:

Adam on: 07787 893768

### 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