



**Melrosegate
Hull Road
York YO31 0SA**

Ref: 561

**Shared student house
Five bedrooms**

**£60 per person per week
(paid quarterly)**

12 months let from July 2010

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

Strictly no smoking / no pets

**Larger than the typical student house -
this property is definitely worth viewing.**

On the ground floor are a double bedroom, lounge and large kitchen. On the first floor are three double bedrooms, a bathroom with a tiled floor, shower over the bath and a separate toilet room. Finally there is a fifth double bedroom on the second floor.

All the bedrooms have modern furniture and double beds.

The kitchen is well equipped with modern white units, contrasting dark worktops and tiled floor.

The equipment provided includes built in stainless steel oven and hob, Bosch fridge freezer, dishwasher and washing machine.

Other facilities include a gas central heating system that also provides hot water and full double-glazing.

Outside there is off street parking for two cars, a shed for secure storage of bikes and an easily maintained garden.

There is a late hours supermarket nearby. The city centre is within walking distance, regular buses if preferred.

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

**Please mention adambennett.co.uk when
booking viewings.**

Interior:

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

Exterior:

- Off street parking
- Gardens
- Secure bike storage

Kitchen:

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

Entertainment:

- Broadband internet
(tenants pay*)

Comfort & Safety:

- Gas central heating
- Full double glazing
- Smoke detectors