Melrosegate
Hull Road
York YO10 3SX

Ref: 630

**Shared student house
Six bedrooms**

**York St John University – 1.6 miles
University of York – 0.5 mile**

Strictly no smoking/Pets

Located just a few minutes from the main University campus, this spacious modern property was completely modernised in 2008 and has been fitted throughout with new double beds, wardrobes, chest of drawers and office tables plus new carpets and flooring. Each bedroom has a television point.

On the ground floor are the lounge, kitchen, two double bedrooms and a bathroom with bath/shower, toilet and washbasin. Upstairs are four further fully fitted double bedrooms plus a large modern bathroom with power shower, toilet and washbasin.

The bright communal living room, which overlooks the garden, has two large sofas. Leading from the living room is a large fully fitted kitchen with a gas oven and hob, extractor hood, microwave oven, large fridge, separate frost free freezer, washer/dryer and plenty of storage.

The property benefits from new gas central heating, new electrics and fire safety equipment along with a security alarm.

All windows are double glazed and fully insulated to ensure low maintenance and low running costs.

There is a bicycle and bin store to the front of the house, off street parking for one car and further on street parking without restrictions.

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

For further information to check prices, availability or to arrange a viewing please email us or text this number: 07547-537956

Interior:
- Well equippped kitchen
- Bathroom
- Seperate showeroom
- Seperate lounge

Exterior:
- Off street parking
- Gardens
- Secure bike storage

Kitchen:
- Full sized cooker
- Fridge & freezer
- Washer dryer
- Microwave oven

Entertainment:
- Broadband Internet access* (tenants pay)

Comfort & Safety:
- Gas central heating
- Smoke detectors
- Full double glazing
- Security alarm