



**Your own private estate!
Two adjoining properties, each with
four double bedrooms.**

To see what each property offers see the individual descriptions. However, to give you an idea included is:

- *one kitchen fitted with light oak units, an Aga cooker and granite worktops;*
- *separate utility room with washing and drying facilities;*
- *dishwasher;*
- *two bedrooms with ensuite shower facilities;*
- *sunken jacuzzi bath;*
- *conservatory;*
- *patio area;*
- *barbeque;*
- *sky television and internet facilities;*
- *ample off street parking;*
- *secure bike storage;*
- *large gardens and grounds including orchard.*

Interior:

- Separate lounge
- Well equipped high specification kitchen
- Jacuzzi bathroom (with bath & shower)

Exterior:

- Off road parking
- Gardens
- Garage for bikes
- Patio

Kitchen:

- Full sized Cooker
- Microwave oven
- Fridge freezer
- Washer dryer
- Dish washer

Entertainment:

- Sky television*
- Internet facilities*
- Barbeque
- (*tenants pay)

Comfort & Safety:

- Gas central heating
- Fire alarm system
- Security alarm

Rawcliffe Grange & Farm Rawcliffe York YO30 5RP

Ref: 400/401

**Shared student house
Eight bedrooms**

**4 x £65 per person per week
4 x £70 per person per week
(paid quarterly)**

**12 months let from 15th August 2010
12 months let from 1st August 2010**

University of York – 3.5 miles

**Time to YDH 1.5 miles - about 28 mins
walking/15 by cycling**

Time to Kings Manor 1.6 miles - about 31 mins

York St John University – 1.8 miles

**Time to York Sj 1.8 miles - about 35 mins
walking/17 by cycling**

Strictly no smoking / no pets

The property is very close to bus routes well served by the “park and ride” services and local facilities including late hours supermarket, newsagent, pub, fish & chip shop, hairdresser and local library.

The photograph above includes both properties. The following facilities do not all apply to both properties.

For further information and to arrange a viewing please call Vicky on: 07899 078262 or Adam on: 07787 893768