



**This has to be seen to be believed, a home from home!**

**Perhaps the most significant feature of this house is the fitted kitchen with light oak units, Aga cooker and granite worktops. There is a separate utility room.**

**Equipment provided includes:**

fridge, separate freezer, microwave oven, washer / dryer and dishwasher.

The four bedrooms all have double beds, one with its own ensuite shower room.

The main house bathroom has a sunken jacuzzi bath. The rest of the accommodation comprises a lounge, separate study and conservatory. The lounge looks out over secluded paddock and gardens stocked with fruit trees.

For entertainment there is a barbeque and sky television.

Outside there is a patio, ample off street parking and facilities for secure storage of bikes.

The property is very close to bus routes well served by the "park and ride" services and local facilities including late hours

## **Rawcliffe Grange Farm Rawcliffe York YO30 5RP**

**Ref: 400**

**Shared student house**

**Four bedrooms**

**£70 per person per week**

*(paid quarterly)*

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

**Walking time to YDH 1.5 miles about 28 mins / 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 mi - about 35 mins / 17 by cycling**

**University of York – 3.5 miles**

**Strictly no smoking / no pets**

supermarket, newsagent, pub, fish & chip shop, hairdresser and local library.

In addition the landlord provides a car, which, subject to certain written conditions, is available for the tenants' use.

The photograph above includes the attached four bed property known as Rawcliffe Grange, which is also available for a group of four. Enquiries for both properties from a group of eight welcome.

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

**Interior:**

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

**Exterior:**

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

**Kitchen:**

- Aga Cooker
- Microwave oven
- Fridge freezer
- Chest freezer
- Washer dryer
- Dish washer

**Entertainment:**

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

**Comfort & Safety:**

- Gas central heating
- Fire alarm system
- Security Alarm