



**Rosslyn Street
Clifton
York YO30 6LG**

Ref: 202

**Shared student house
Two bedrooms**

**York St John University – 0.75 mile
University of York – 2.4 miles
strictly no smoking / no pets**

It is relatively rare to find two bedroomed accommodation for students. Usually anything available is further away, or costs a fortune in rent. This house, a spacious end terraced property, will be of interest to students of the York St John College which is only about a ten minutes walk away.

To the ground floor is a kitchen / diner with tiled floor and lounge with original cast iron fireplace and shower room with toilet and washbasin. Both bedrooms have double beds.

Equipment provided includes:

cooker, fridge / freezer, microwave oven and a combined washer / dryer.

For comfort, convenience and entertainment the property has gas central heating, satellite television and is wired for cable television and internet access.

Outside to the rear is a secure yard with storage for bikes.

The property is very close to bus routes well served by the “park and ride” services and local shops,

including a late hours Spar supermarket (with post office), greengrocers, HSBC Bank (with cash point), pubs, chemist, local library, etc.

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

Interior:

- Separate lounge
- Well equipped kitchen
- Ground floor toilet & shower

Exterior:

- On road parking (without restrictions)
- Secure bike storage

Kitchen:

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer dryer

Entertainment:

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

Comfort & Safety:

- Gas central heating
- Smoke detectors