



**Second Avenue  
Heworth  
York YO31 0RX**

**A rare opportunity to rent an eight bed roomed student house with all the facilities you need.**

**Ref: 901**

**Shared student house  
Eight bedrooms**

**£72 per person per week  
(paid quarterly)**

**12 months let from 4th July 2010**

**York St John University – 1.25 miles  
University of York – 1 mile**

**Strictly no smoking / no pets**

On the ground floor are three double bedrooms, a large L shaped kitchen, lounge / diner and a toilet room. On the first floor are five more double bedrooms, a single bedroom and two bathrooms.

The kitchen is modern and well equipped with a built in hob and oven, full height fridge, full height freezer, washing machine and a dishwasher.

Each bedroom is equipped with a bed, wardrobe, drawers, bookcase, desk and chair. In addition, they are wired for internet, television and telephone access.

Outside there are well kept gardens (which are maintained by the landlords), a garage, off street parking

for a second car, unrestricted on street parking for further cars and a shed for secure storage of bikes.

For comfort and security the property is provided with full double glazing; a gas central heating which provides instant hot water; hard wired interconnected smoke detectors and a security alarm.

Within one quarter of a mile are local shops including takeaways, a seven-day late hours supermarket and bank with cash point. In addition there are Sainsburys, Morrisons and Netto supermarkets within a reasonable distance.

**Interior:**

- Separate lounge
- Well equipped kitchen
- Two bathrooms
- Third toilet

**Exterior:**

- Garage
- Off street parking
- Gardens
- Secure bike storage

**Kitchen:**

- Full sized cooker
- Microwave oven
- Large fridge & freezer
- Dish washer
- Washing machine

**Entertainment:**

- Television
- Broadband internet access\*  
(\*tenants pay)

**Comfort & Safety:**

- Gas central heating
- Full double glazing
- Security alarm
- Smoke detectors