



**Sixth Avenue  
Heworth  
York YO31 0UT**

**Ref: 440**

**Shared student house  
Four bedrooms**

**York St John University – 1 mile  
University of York – 1.3 miles**

**Strictly no smoking/Pets**

**This large five bedroom property is located within walking distance of both the University of York and the city centre.**

The ground floor accommodation comprises the kitchen, lounge with TV and a double bedroom with en- suite shower and toilet. On the first floor are three double bedrooms, a single bedroom and bathroom with a full suite, including a shower over the bath.

The kitchen includes a cooker, microwave oven, dishwasher and a fridge freezer.

The washing machine, tumble dryer and second fridge are housed in the garage.

For safety and comfort the property has gas central heating and smoke detectors fitted.

There is one off street parking space and secure bike storage in the garage.

The gardens are maintained by the landlords.

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

**Interior:**

- Well equipped kitchen
- Seperate lounge
- Bathroom & shower

**Exterior:**

- Off street parking
- Maintained gardens
- Secure bike storage

**Kitchen:**

- Full sized cooker
- Fridge & freezer
- Washing machine
- Microwave oven
- Tumble dryer

**Entertainment:**

- Broadband Internet access\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Smoke detectors