



## Temple Avenue Tang Hall Lane York YO3RS

**Ref: 640**

**Shared student house  
Six bedrooms**

**York St John University – 1.7 miles  
University of York – 0.7 mile  
Strictly no smoking / no pets**

**This property is a modern 6 bedroom house in an ideal location for students at the University of York.**

The property has recently been refurbished to a very high standard and contains numerous amenities. This property is a must see!

This house comprises of a lounge, which contains contemporary style sofas and a freeview TV whilst overlooking the sizeable garden. The garden which has a stream at the back also has a large patio area perfect for outdoor entertaining in the summer.



The kitchen has been decorated to a high standard and also contains a dishwasher, microwave, kettle, 4 slice toaster and all cutlery and crockery. There

is also a valuable storage utility area which contains a washing machine, tumble dryer and an extra freezer whilst also being a great space for bike storage. To add to the ample storage area this house contains there is also a storage area under the stairs. To complete the ground floor there are 2 large double bedrooms, a shower room and a W.C.

The first floor of this property contains a further 2 bathrooms. The first contains a toilet and both a shower and bath whilst the second contains a power shower and toilet. There are also a further 4 very good sized bedrooms. Every bedroom has recently been fully

furnished with a bed, wardrobe, chest of drawers, bookshelf, desk with a table and a notice board.

Outside there is off street parking for 2 cars. There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within a short walking distance. Buses run to the city centre every 10 minutes. Both town and the University of York are within easy reach from this stunning home.

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



### Interior:

- Separate lounge
- Hi spec well equipped kitchen
- 3 Bathrooms
- Similar size bedrooms

### Exterior:

- Off street parking
- Garden with stream
- Garage
- Patio area

### Kitchen:

- Fridge freezer
- Chest freezer
- Microwave
- Dishwasher
- Washing machine
- Tumble dryer

### Entertainment:

- Freeview TV
- Broadband internet\* (tenants pay)
- TV points in all rooms

### Comfort & Safety:

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