



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

**Temple Avenue
Tang Hall Lane
York YO3RS**

Ref: 640

**Shared student house
Six bedrooms**

**£69 per person per week
(rent paid quarterly)**

12 months let from July 2010

York St John University – 1.7 miles

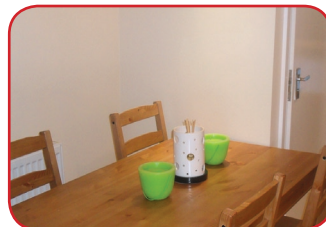
University of York – 0.7 mile

Strictly no smoking / no pets

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 and to arrange a viewing please call Adam on: 07787-893768



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