



## Temple Villas Hull Road York YO10 3RR

**Large four bed roomed fully furnished town house only a short distance from the University of York with two bathrooms.**

**Ref: 416/463**

**Shared student house  
Eight bedrooms**

**£64 per person per week  
(paid quarterly)**

**12 months let from July 2010**

**York St John University – 1.75 miles  
University of York – 0.75mile**

**Strictly no smoking / no pets**

Accommodation comprises four bedrooms, large lounge/diner, two bathrooms with toilets and wash-basins (one with shower over the bath), recently refurbished kitchen and a separate utility room.

The kitchen is equipped with electric hob, oven and grill, microwave oven and fridge. The utility room has a washing machine, tumble dryer, second fridge and a freezer. The lounge is provided with a television.

The property has gas central heating, full double-glazing, security alarm and smoke detectors.

There is off street parking to the rear of the property.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hair-dresser and a bus stop all within 100 metres and a sports centre nearby. Buses to the city centre every ten minutes.

It is rare to find two bathrooms in a four bedroom property. That and the reasonable rent make this property excellent value for money and worth viewing.

For further information and to arrange a viewing please call Adam on: 07787 893768



**Please mention adambennett.co.uk when booking viewings.**

### Interior:

- Separate lounge
- Well equipped kitchen
- 2 bathrooms

### Exterior:

- Off street parking
- Gardens

### Kitchen:

- Full sized cooker
- Microwave oven
- Fridges & freezer
- Washer & dryer

### Entertainment:

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

### Comfort & Safety:

- Gas central heating
- Fully doubled glazed
- Smoke detectors
- Security alarm