



**This 4 bedroomed fully furnished semi detached house is located just 3/4 of a mile from the university, a pleasant walk or easy cycle ride to campus.**

**Tranby Avenue  
Osbalwick  
York YO10 3NB**

**Ref: 453**

**Shared student house  
Four bedrooms**

**£67.50 per person per week  
(rent paid quarterly)**

**12 months let from June 2010**

**York St John University – 2.25 miles  
University of York – 0.75 mile  
Strictly no smoking / no pets**

On the first floor there are 3 bedrooms, all equipped with wardrobe, chest of drawers and desk with chair. There is also a bathroom with shower and a separate toilet.

On the ground floor there is a further bedroom with a wardrobe, chest of drawers and desk with chair. There is also a shower room with toilet. The large kitchen with adjoining dining area comes with a refrigerator/freezer, washing machine and microwave and a breakfast bar which links the two rooms. There is also a TV room furnished with a sofa, rocking chair and occasional tables and a television with freeview.

Through out the house there is carpet or vinyl flooring, curtains and blinds.

All university safety requirements are met. This house is nicely furnished and is a pleasant, comfortable place to live.

The gardens, both front and back, are for your enjoyment.

There is off street parking and a cycle shed.

For further information call Mr. Berne  
01904 413573 or 07703 716786  
[www.yorkstudenthouses.com](http://www.yorkstudenthouses.com)

#### Interior:

- 2 Toilets
- 2 Showers
- 1 Bathroom

#### Exterior:

- Garden
- Parking

#### Kitchen:

- Full size oven
- Microwave
- Fridge freezer

#### Entertainment:

- T.V. points
- Internet access\*  
(tenants pay)

#### Comfort & Safety:

- Gas central heating
- Security alarm
- Double glazing
- Fire alarm