



**A superb modern build property in a quiet location yet only a short distance from the University of York.**

The accommodation comprises two bedrooms, lounge, conservatory, kitchen, utility room and toilet on the ground floor. On the first floor are four further bedrooms (one ensuite) and the house bathroom.

The kitchen and utility room are equipped with a built in oven and hob, fridge, separate fridge freezer, washing machine and tumble dryer.

The property is fully double glazed (including the conservatory) and set in mature gardens, which are maintained by the landlords.

There is off street parking for at least three cars, plus a garage for secure storage of bikes. There are local shops and a pub, popular with students, all within walking distance.

**Wolviston Avenue  
Osbalwick  
York YO10 3DD**

**Ref: 653**

**Shared student house  
Six bedrooms**

**£75 per person per week  
(paid quarterly)**

**12 months let from July 2010**

**York St John University – 2 miles  
University of York – 0.6 mile**

**Strictly no smoking / no pets**

Further pictures below.or further information and to arrange a viewing please call Adam on: 07787-893768

**Please mention [adambennett.co.uk](http://adambennett.co.uk) when booking viewings.**



#### **Interior:**

- Separate lounge
- Well equipped kitchen
- Bathroom & separate shower room
- Third toilet

#### **Exterior:**

- Off street parking
- Garage
- Gardens
- Secure bike storage

#### **Kitchen:**

- Full sized cooker
- Microwave oven
- Fridge freezer
- Washer dryer

#### **Entertainment:**

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

#### **Comfort & Safety:**

- Gas central heating
- Full double glazing
- Smoke detectors

