



**Ingleborough Avenue  
Tang Hall  
York YO10 3SA**

**Ref: 806**

**Shared student house  
Eight bedrooms**

**York St John University – 1.75 miles  
University of York – 0.7 mile**

**Strictly no smoking/Pets**

**Located just a few minutes from the main University campus, this spacious modern property was completely modernised in 2008 and has been fitted throughout with new double beds, wardrobes, chest of drawers and office tables plus new carpets and flooring. Each bedroom has a television point.**

On the ground floor are the lounge, kitchen, three double bedrooms and a shower room with toilet and washbasin. Upstairs are five further fully fitted double bedrooms, a large modern bathroom with bath, shower, toilet and washbasin and a third toilet room.

The bright communal living room, has two large sofas. Leading from the living room is a large fully fitted kitchen with a fan oven and two ceramic hobs, extractor hood, large fridge, separate frost free freezer, washing machine and tumble dryer.

The property new gas central heating, new electrics and fire safety equipment along with a security alarm. All windows are double glazed and fully insulated to ensure low maintenance and low running costs.

There is a bicycle store to the rear of the house, off street parking for one car and further on street parking without restrictions.

There are four takeaways, a seven-day late hours supermarket, cash point, chemist, bakers, hairdresser and a bus stop all within 150 metres and a sports centre nearby.

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

**Interior:**

- Well equipped kitchen
- Bathroom
- Seperate showeroom
- Seperate lounge

**Exterior:**

- Off road parking
- Gardens
- Secure bike storage

**Kitchen:**

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

**Entertainment:**

- Broadband Internet access\* (tenants pay)

**Comfort & Safety:**

- Gas central heating
- Smoke detectors
- Full double glazing