



£3,700 PCM York Avenue | Ashley Down | Bristol | BS7 9LH

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Kendall Harper

Nestled on the tranquil York Avenue in the desirable area of Ashley Down, Bristol, this well-presented five-bedroom, two-bathroom house is an ideal choice for students seeking comfort and convenience. The property is situated close to the vibrant amenities of Gloucester Road, offering a variety of shops, cafes, and transport links.

Upon entering, you will find a spacious open-plan lounge and kitchen on the ground floor, perfect for socialising and entertaining. This area is complemented by two generously sized double bedrooms, each thoughtfully furnished with a double bed, wardrobe, chest of drawers, desk, and chair, ensuring a comfortable living experience.

Venturing to the first floor, you will discover three additional double bedrooms, all similarly equipped to provide a homely atmosphere. The two well-appointed bathrooms serve the needs of the household, making morning routines a breeze.

Outside, the property boasts a private rear garden, providing a peaceful retreat for relaxation or outdoor gatherings. This charming house combines modern living with a welcoming environment, making it an excellent choice for students looking to enjoy their university years in a friendly and convenient location. Don't miss the opportunity to make this delightful property your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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