



**£2,650 Per Month** York Avenue | Horfield | Bristol | BS7 9LH

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**Kendall Harper**



STUDENT HOUSE - A superb four bed student house situated on this popular road in Ashley Down, close to bus routes to UWE and to the convenient amenities on Gloucester Road.

The property benefits from wood floors and excellent communal space. The accommodation briefly comprises an entrance hall, living room, downstairs double bedroom and a large modern kitchen/diner with doors to a well maintained private rear garden.

On the first floor there are three further double bedroom and a bathroom.

The property is being let including gas, electricity, water, and internet services at a total rent of £2,900 per calendar month.

The property is offered on a furnished basis and is available on 13th July 2026.  
Viewings are highly recommended!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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