

**Property reference number: - 164-1196 (YORK)**

Home to a family with one child in the 5-12 age group & 2 teenagers. There will be an additional adult. They are looking to house swap during the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:-2, single:-2 loft bedroom-1 ( max7-8 people)
Children welcome?-	Yes any age group are welcome
Pets that live here:-	Bruno the rabbit who will need feeding please!
Re-dogs:-	They could not consider a dog staying here



York needs little introduction, well known as a thriving historical & cultural city. It is indeed 'teeming with cultural delights'!

This 1930's semi-detached house is situated on a quiet residential road off the A19 (main route into York from the A64). The house backs onto a Victorian Cemetery. It is 15 minutes walk along the river or road into the city centre & 20 mins walk to the train station. The A19 means that access is very easy to the coast, the Moors, Leeds & more.

The ground floor of the house has an open plan kitchen/dining/living room with double doors that lead onto a decking area & the garden. There is a study/guest room to the front of the house with shower & toilet.

The enclosed garden is 26metre long & is mostly laid to lawn with some flower borders, mature trees, garden furniture & a barbecue. There is plenty of space for cricket, football & many other games! There is a trampoline with a safety net & a tree house. Also available is swing ball & a table tennis table. The garden is in a sunny location, a lovely place to enjoy. They have off-road parking, & friendly neighbours.

York Evangelical Church is an FIEC and has over 100 people attending the Sunday morning services with about 50 in the evening. It's a warm, welcoming, Bible-centred fellowship with a number of young families, students & more senior folks as well. More info can be found on their website :- <http://yec.org.uk>

Sport and Leisure	York University Sport's Village with swimming, gym, cycle track, outdoor velodrome, 5 aside football, Rowntrees Park -tennis, skateboard track and great cycle routes in & around York.
Free park	Rowntrees park-15mins walk, Cemetery Rd Play area-5 mins walk
Local places of interest	NT Beningbrough Hall, Treasurer's House, Fountains Abbey, York Minster, castle Museum, Jorvik Centre, City Walls, Flamingo Land, Eden Camp
Entertainment/Arts	Theatre Royal, Grand opera House, local theatres, York Art gallery...

<http://www.visitork.org> <http://www.dayoutwiththekids.co.uk/things-to-do/York>





