



16 Waverley Street  
, York YO31 7QZ



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09.07.2019



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**16 Waverley Street  
, York YO31 7QZ  
£2,946 PCM**

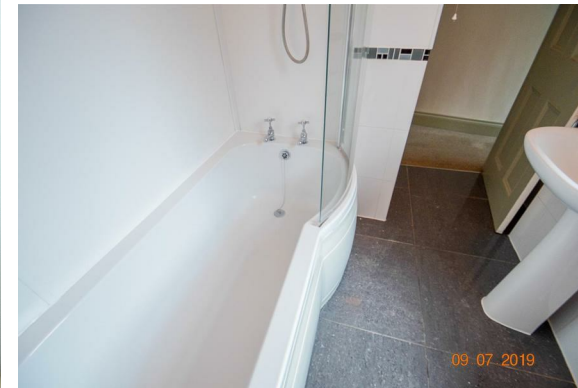
STUDENT PROPERTY | Waverley Street |  
4 Bedrooms | Good Sized Dining Kitchen |  
£170 Per Person Per Week | Communal  
Lounge | Available July 2026 | Just A 5  
Minute Walk To York St Johns University  
& A 10 Minute Walk Into York City Centre |  
No Bills included | EPC rating D | Council  
Tax Band B

**Bedroom One**  
11'6" x 10'9" (3.51m x 3.28m)

**Bedroom Two**  
11'6" x 10'2" (3.51m x 3.10m)

**Bedroom Three**  
11'7" x 8'4" (3.53m x 2.54m)

**Bedroom Four**  
11'6" x 9'8" (3.51m x 2.95m)







### Brochure Permitted Payments.

As well as paying the rent and utilities, communication services and council tax, you may also be required to make the following permitted payments.

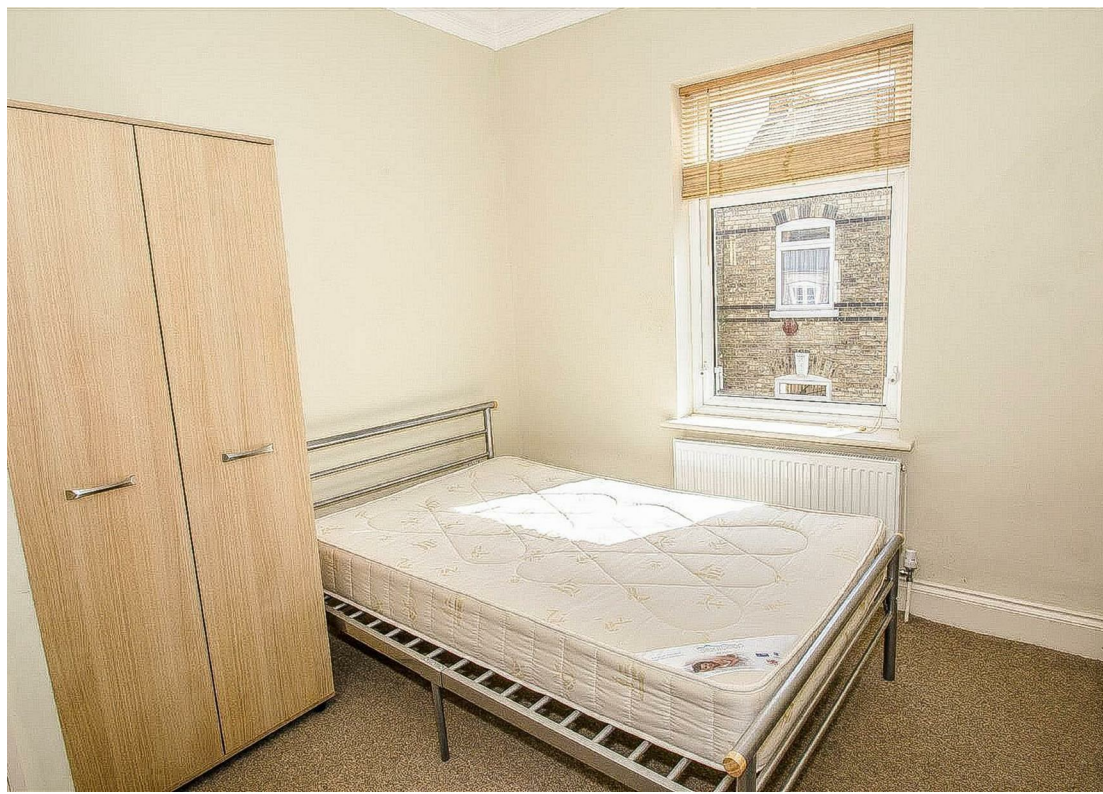
Permitted payments

Before the tenancy starts (payable to Quantum Estate Agency Ltd. 'the Agent')  
 Holding Deposit: 1 week's rent  
 Deposit: One Month's rent + £100.  
 During the tenancy (payable to the Agent)

Payment of £50 if you want to change the tenancy agreement  
 Payment of interest for the late payment of rent at a rate of 3%  
 Payment of up to £50 for the reasonably incurred costs for the loss of keys/security devices  
 Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.  
 No charges will be made to the tenants at all relating to:  
 Administration, Referencing, Guarantor Referencing, Right to Rent checks, Renewal Fee (Fixed Term), Inventory, Check-in, Check out, Renewal Fee (Periodic) Fee to Test Smoke Detectors

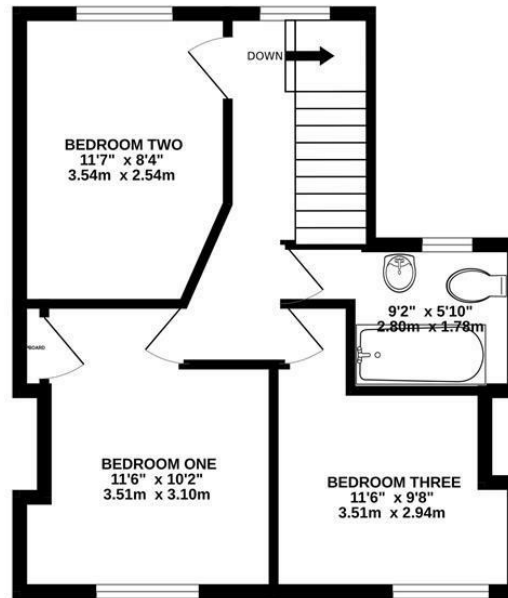
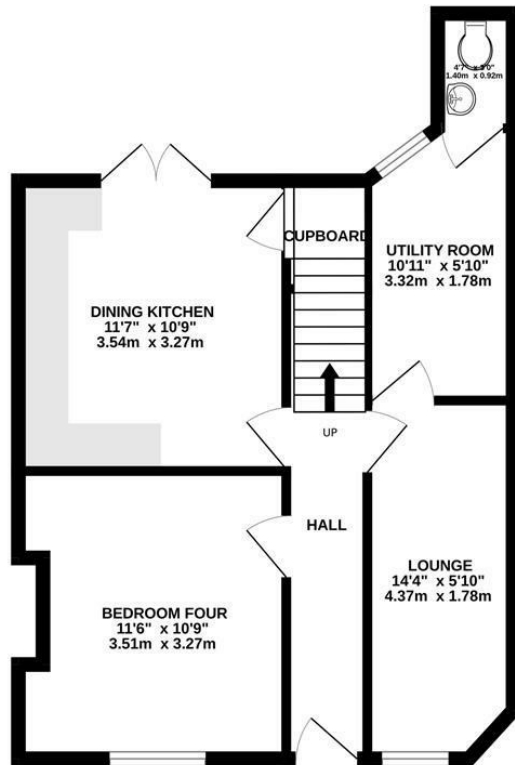
### Material Information

Council Tax Band of the property is Band B. The Local Authority is the City of York Council  
 The property Electricity Supplier is Northern Power Grid.  
 Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
 The property has a Gas combination boiler which supplies the heating and hot water.  
 The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



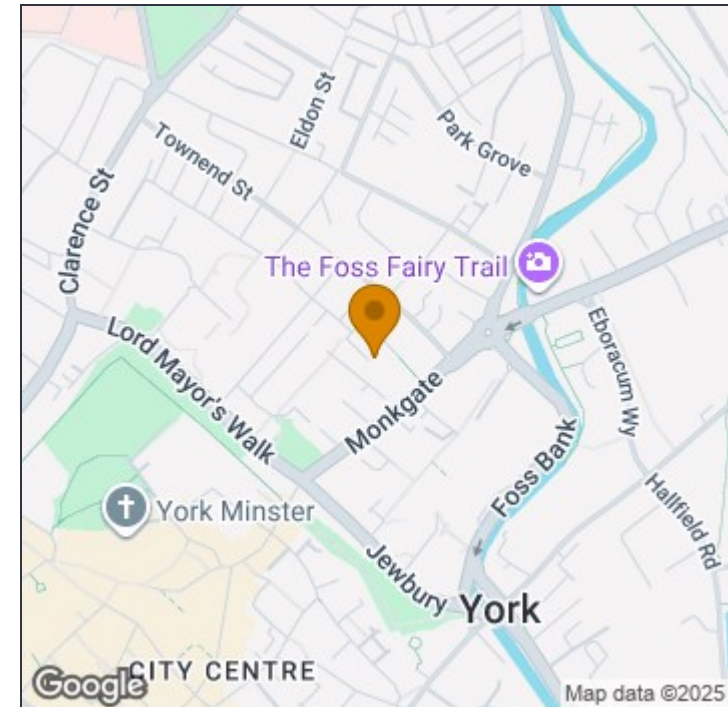
GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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