



30 Fifth Avenue, Heworth, York, YO31 0XA
£3,358 PCM

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STUDENT PROPERTY | £155 p.p.p.w (excluding bills) | Available Late July 2025 | Five Large Double Rooms | Large Kitchen | Furnished | Bathroom & Shower Room | Spacious Communal Lounge | Large Rear Garden | Council Tax Band C | EPC E

Student Information

If this property is right for you then we will help you secure it. You must present to Quantum as a group.

You will be required to commit to your choice straight away in order to ensure no further viewings take place.

You will need a UK based guarantor to complete and pass referencing (often a family member). This person will be signing to agree to cover your portion of the rent should there ever be any defaults.

Student Payments

You will be asked for a holding deposit 6 months before your tenancy commencement date. You will receive an invoice from Quantum with details of the amount, the account details for payment and a payment reference code unique to you.

- Your damages (traditional) deposit will be £350 per person and is to be paid to Quantum. You will receive an invoice from Quantum with details of the amount and the account details for payment.

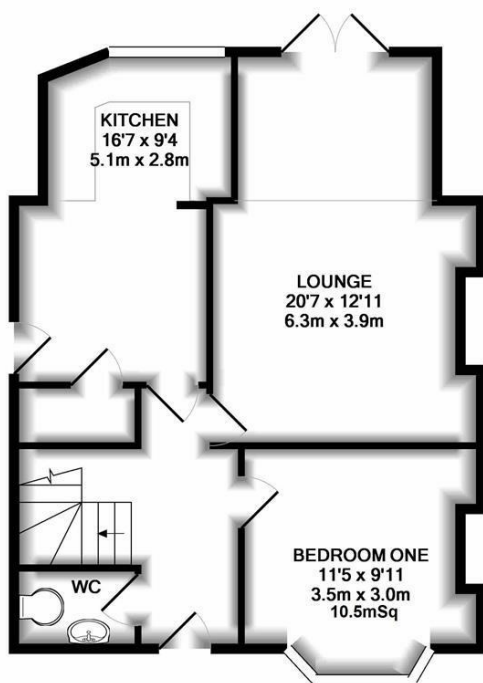
- You will continue to be invoiced monthly by Quantum for your rent.

Brochure Agency Info

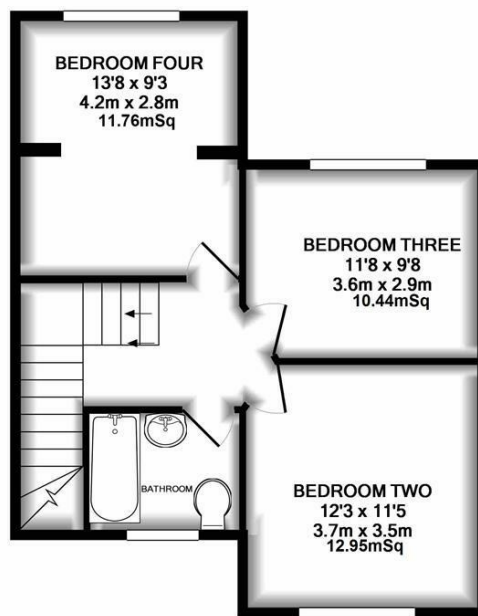
We are members of the Property Redress Scheme - Membership; PRS010183.

We are members of the Propertymark Client Money Protection Scheme (C0006926).

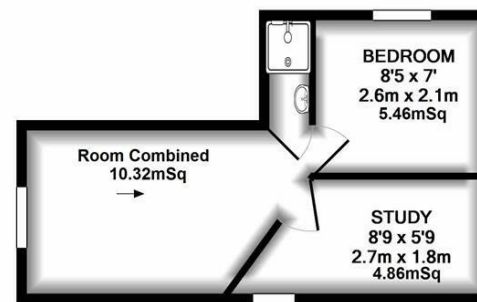




GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1355 SQ.FT. (125.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		76	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	53	70	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		76	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	44	70	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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