



12 Wellington Street, York, YO10 5BD
£3,466 PCM

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STUDENT PROPERTY | Wellington Street | 5 Bedrooms | Great Location For York University | £165.00 p.p.p.w. (excluding bills apart from broadband) | Available Late July 2026 | Council Tax Band B | EPC Rating

Brochure Agency Info

We're proud to be a member of the Property Redress Scheme - Membership; PRS010183.

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

Broch - Student Payments (Ten Find)

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 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 pay your first months rent to Quantum
- You will pay your second months rent to your landlord directly and continue to do so for the duration of your tenancy

Broch Application Process

You will shortly be asked to pay a Holding deposit, equivalent of one weeks rent.

The only circumstances in which you will lose the holding deposit are;

- If you provide false or misleading information

- If you fail a right to rent check
- If you withdraw your application- unless a Landlord imposed a requirement or acted in such a way that it would be unreasonable to expect a tenant to enter into a tenancy agreement.
- Fail to take steps to enter into the tenancy agreement

The referencing will consist of a credit check, income check and previous landlord check if applicable. You will be sent a link to complete via email from a company called Goodlord.

Applicants should be aware that their gross income should be 2.5 times the annual rent. If a Guarantor is required, their income should be 3 times the annual rent. Please note the income used can only be made up from basic salary. The referencing company will not use extra hours/overtime/bonuses etc. For example, if you are contracted to 20 hours per week then this would be the basic salary

If a tenant has any concerns over their credit history they should discuss this with a member of staff before proceeding with referencing. Failing to do so could end in losing the holding deposit.

A Deposit is paid on move in day, that is equivalent to one month's rent +£100. This will be deposited into one of the protection schemes within 30 days.

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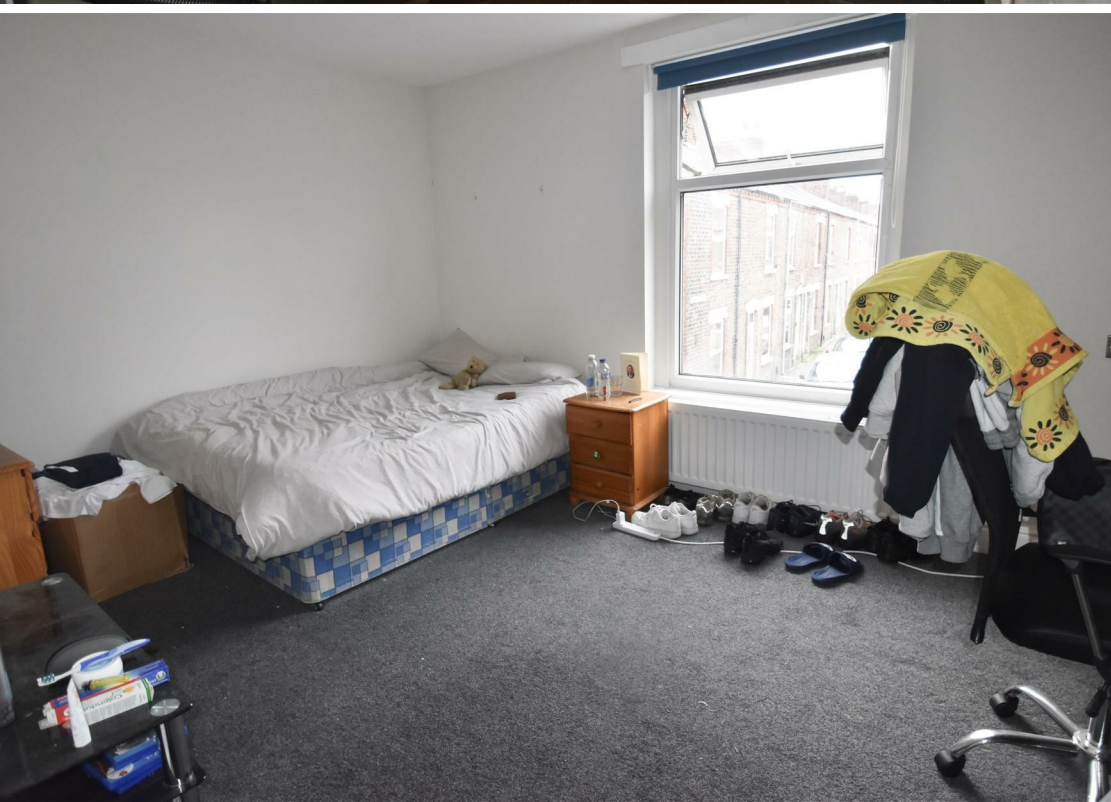
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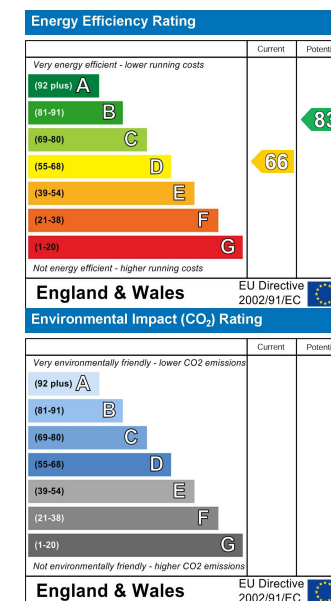
Student Information

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.





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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