



26 Balfour Street, York, Yorkshire, YO26 4YU
£2,015 PCM

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STUDENT PROPERTY | Balfour Street | £155 pppw excluding bills | Furnished | 3 Good Size Bedrooms | First Floor Bathroom | Living Room | Kitchen with White Goods | Rear Courtyard | Available July 2026 | EPC Rating C | Council Tax Band B

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).

Material Information

This information has been obtained from our Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

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 Combi 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

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.

Student Information

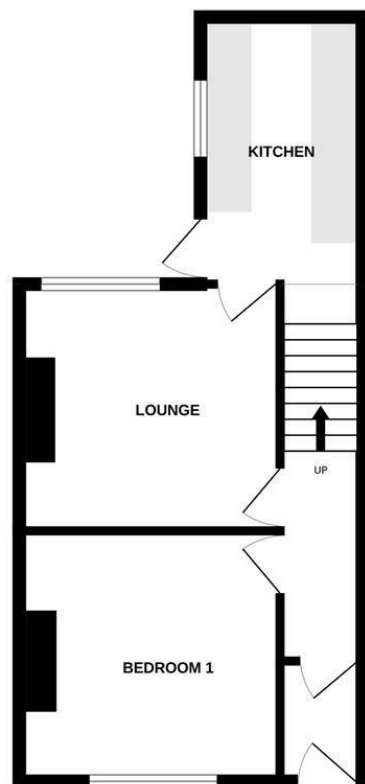
If this property is right for you then we will help you secure it. You must present to Quantum as a group.

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

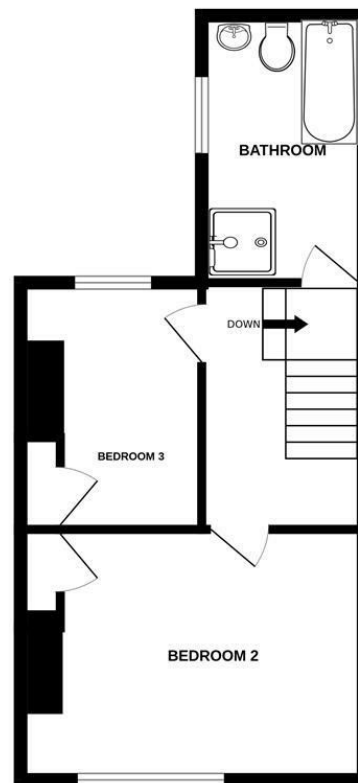
You will need a UK based guarantor to complete and pass referencing (often a family member). This person will be signing to agree to cover your portion of the rent should there ever be any defaults.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix C3025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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