



18 Meadlands
, York YO31 0PB

18 Meadlands, York YO31 0PB £2,250 PCM

A well-presented three-bedroom detached bungalow situated in the popular area of Appletree Village, offering spacious and versatile accommodation throughout.

The property briefly comprises a welcoming entrance hallway, a generous living room, fitted kitchen with separate utility room, sun room, three well-proportioned bedrooms and two bathrooms, with one located on each floor. Externally, the property benefits from an integral garage, driveway parking and a private garden.

Ideally located within easy reach of local amenities, transport links and York city centre, this property would make an excellent home for a range of tenants.

The property is available furnished or unfurnished, subject to agreement, and will be available from mid-September.

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 will be paid on completion of referencing that is equivalent to one month's rent +£100. This will be deposited into one of the protection schemes within 30 days.

You will then be asked to sign the tenancy agreement. on move in day you need to pay the 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).

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

Additional Information

This information has been obtained from our Vendor/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 D. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

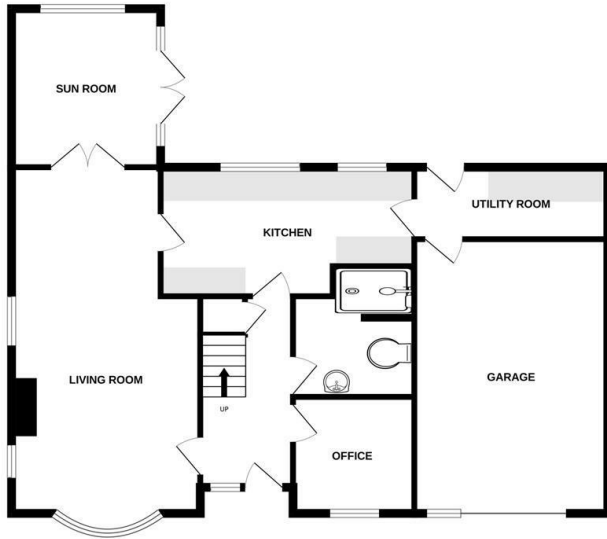
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a 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



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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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