



£3,250 pcm – No Bills Included.

9 York Place,
Bristol, BS1 5UT





9 York Place,
Bristol, BS1 5UT
£3,250 pcm

STUDENT 2026 - Available September - FIVE bedrooms - FURNISHED House - REFURBISHED - Four Levels - 11-Month Contract. 5-Week Deposit.. EPC D, Council Tax D. Permit Parking Area.

REFURBISHED - STUDENT 2026 | FIVE DOUBLE Bedrooms | FURNISHED | Four Levels - Bathroom and Separate WC | Kitchen Diner
AVAILABLE SEPTEMBER 2026 | Rear Patio Garden | Gas Central Heating | 5 Week Deposit. 11-Month Contract / Stay | EPC D. Council Tax D



DESCRIPTION

STUDENT 2026 – SOON TO BE REFURBISHED - AVAILABLE SEPTEMBER 2026 - LARGE FIVE-DOUBLE BEDROOM FURNISHED STUDENT HOUSE.

Available September 2026. 11-Month Stay. 5-Week Deposit. No Parking. UK Employed Guarantor Required. EPC D. Council Tax D.

Urban Property Bristol is delighted to bring to the student rental market a large, spacious, soon to be refurbished five-double bedroom furnished town house available from SEPTEMBER 2026. 11-Month Stay.

Located within easy reach of Bristol University, Park Street, Whiteladies Rd and Bristol City Centre. The property is also positioned close to bus routes to UWE and with easy reach to Temple Meads & Clifton Railway Stations.

The spacious property once empty will be refurbished by the landlord offering accommodation arranged over four levels comprising a basement level kitchen/dining room with access to the rear patio garden, five double bedrooms, bath/shower room and useful separate WC.

The property boasts neutral decorations, gas central heating, fire alarm system, and an enclosed patio rear garden.





Each double bedroom offers double bed, wardrobe, chest of drawers, desk and a chair.

NB. Mature Students Only, NO Couples, NO Smokers, Unsuitable for pets.(Maximum of FIVE x full time student tenants only due to the local Council licence scheme and HMO licence).

Furnished. Energy rating - D. Council Tax Band - D. (Bristol City).

Mobile phone coverage. Check coverage on viewing.

Broadband coverage – Check coverage on viewing.

No supplied parking available. Permit parking may be available in local permit area, tenants will need to contact local Council.

<https://www.bristol.gov.uk/parking/get-residents-permits>

The property will be cleaned by the landlord on entry.

The landlord expectation is for the property to be returned in the same condition as per check in, with the property being cleaned to a professional standard on exit arranged by the tenant/s.



The landlord expects the full rent to be paid on the same date each month as the move in date and the full rent to be paid in one transaction, not to be paid individually by each tenant, due to accounting purposes.

All Students must be in full time education for the term of the tenancy and apply to the local council for council tax exemption paying any charges due before exit. Bristol City Council Tax Band D.

<https://www.bristol.gov.uk/residents/council-tax/discounts-and-exemptions/student-exemptions-and-discounts>



To pass standard student referencing – Each student will need to supply the following - An in-date passport and photo driving licence, current proof of address (utility bill, bank statement, fully signed tenancy agreement), in-date photo student card with student number, proof of course (letter form university confirming placement and dates etc),

Student tenant references required - Previous/current landlord reference, credit check, ID check, government right to rent check.

To pass standard guarantor referencing - An annual combined household income of approx. +£117,000 pa (36 x rent / 5 = +£23,400 pp pa) from full time permanent employment or pension income will be needed to pass reference checks.

Each guarantor will need to be a UK based homeowner in full time permanent employment or pension income, earning +£23,400 pa.

Each guarantor will need to supply the following – an in-date passport and photo driving licence, current proof of address (utility bill, visa/bank statement). Guarantor references required – Affordability check, employment reference, ID check, credit check.

If you are not in full time permanent employment e.g., Retired, self-employed, company director, CEO of a company, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing. 0117 9244 008.

As you may also need to supply additional information including bank/savings statements, pension information, wage slips and/or an accountant's reference to pass standard referencing.

If you cannot provide a suitable guarantor or fail standard





referencing with the landlords written agreement you will need to use a guarantor service such as housing hand.

Guarantor Service | Housing Hand - Rent Guarantor Providers <https://housinghand.co.uk/guarantor-service/>

INFORMATION FORM THE LANDLORD

I PLAN TO SPEND BETWEEN £20-£30K ON THE PLACE THIS SUMMER.

TENANTS WILL HAVE A NEW KITCHEN, BATHROOM AND TOILET, PAINTED THROUGHOUT AND NEW WHITE GOODS, NEW MATTRESSES AND ANY BROKEN OR DAMAGED FURNITURE REPLACED.

WE WILL BE RENOVATING THE PROPERTY TOP TO BOTTOM.

NEW KITCHEN (UNITS, WHITE GOODS), COMPLETELY REPLACING EXISTING BATHROOM / TOILET, PAINTING THROUGHOUT, CARPETS SHAMPOOED, WINDOWS REPAIRED (TOP FRONT FLOOR), NEW MATTRESSES, ANY OTHER ITEMS ADDRESSED.

Kitchen/Diner - WILL NE FULLY GUTTED AND RENOVATED WITH NEW WHITE ITEMS AS REQUIRED (FRIDGE/FREEZER, COOKER, MICROWAVE).

Washing machine - CURRENT

Tumble dryer - CURRENT

Due in – 1 SEPTEMBER

RENTERS' RIGHTS BILL

Please note due to the governments new Renters' Rights Bill that may come into law before the start of this tenancy, the information within this advert and tenancy details may change. (Starts 01st May 2026).

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£750.00), rent and a 5-week security deposit (£3750.00) that will be payable before the tenancy starts.

Note if you withdraw, refuse to take part or fail referencing your holding deposit may be retained by the landlord to cover his reasonable costs and to cover time off the market.





Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

