QUANTUM

SALES & LETTINGS



36 Yarburgh Way, York, YO10 5HG
£4,440 PCM

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STUDENT PROPERTY | Yarburgh Way | 6 bedrooms | Ground floor shower room plus first floor bathroom |. Cosy lounge off dining kitchen | Furnished | £170.77 pppw (no bills included) | Garden | Available August 2025 | Council Tax Band E | EPC Rating C

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.

In the absence of a UK based guarantor you will be asked to pay rent in advance.

Agency Information

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

We are also 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 E. 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 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 £500 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.

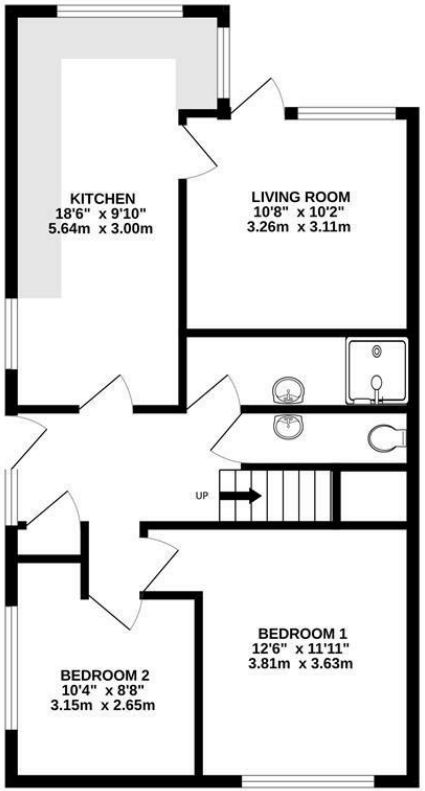




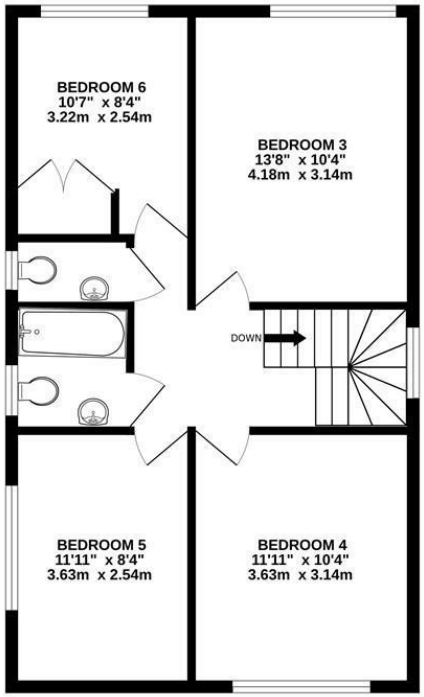


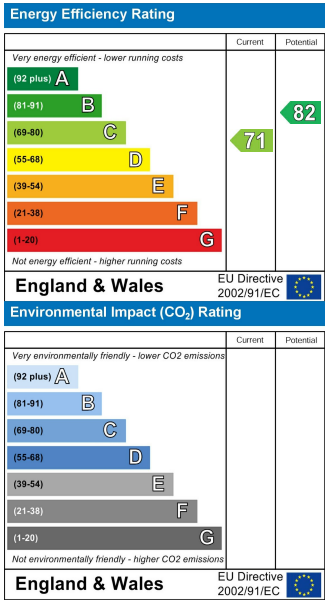


GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.





TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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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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