



4 Foxthorn Paddock, York, YO10 5HJ  
£4,420 PCM

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## £4,420 PCM

STUDENT PROPERTY \*\*\* Foxthorn Paddock \*\*\* 6 bedrooms \*\*\* Fully furnished \*\*\* £170.00 pppw (no bills included) \*\*\* Available July 2025 \*\*\*  
Council Tax Band C \*\*\* EPC Rating C

### Student Payments

- Your holding deposit, equivalent to one weeks rent, is due as soon as your application is accepted (subject to contract) by the landlord. 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.
- The remaining balance of your first months rent is to be paid to Quantum by 30 April 2025. You will receive an invoice from Quantum with details of the amount and the account details for payment
- Your damages (traditional) deposit will be £350 per person and is to be paid to Quantum by 1 June 2025. 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.

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

### 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).

### Application Process

Providing the Landlord is happy to proceed with your application you will be asked to pay a holding deposit. This is equivalent to one

weeks rent. This deposit will allow us to stop marketing the property to anyone else and proceed with start your application. The money will be held in our client account and will be used against your initial invoice if your application proceeds and we commence the tenancy.

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 be the first stage and 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.

Once we have conducted your references and deemed the letting suitable you will have 14 days to enter into the agreement. You will be sent this date and it will act as your "deadline for agreement". You should be aware of this date as you may lose your holding deposit. (the date can be re-negotiated by mutual agreement).

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.

### 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

### Material Information

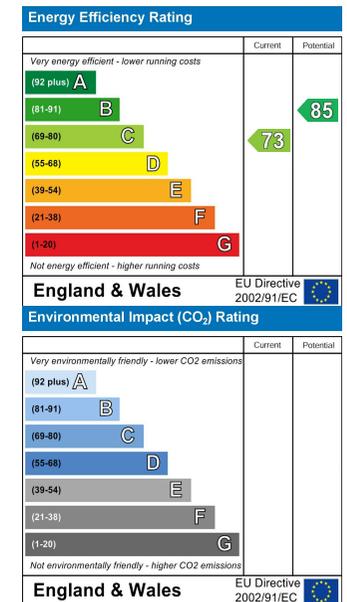
This information has been obtained from our Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. 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](http://checker.ofcom.org.uk)





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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