QUANTUM

SALES & LETTINGS



19 Wolfe Avenue , York YO31 0SF

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, York YO31 0SF
£2,860 PCM







STUDENT PROPERTY | Wolfe Avenue | 4 Bedrooms | Great Location For York University | Smart decor | Large kitchen | First floor bathroom | Lovely garden | £165 pppw (excluding bills) | Available July 2027 | Council Tax Band C | EPC rating D

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).

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.







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.

Lounge
14'0" x 10'11" (4.27 x 3.33)

Kitchen
16'2" x 6'5" (4.93 x 1.96)

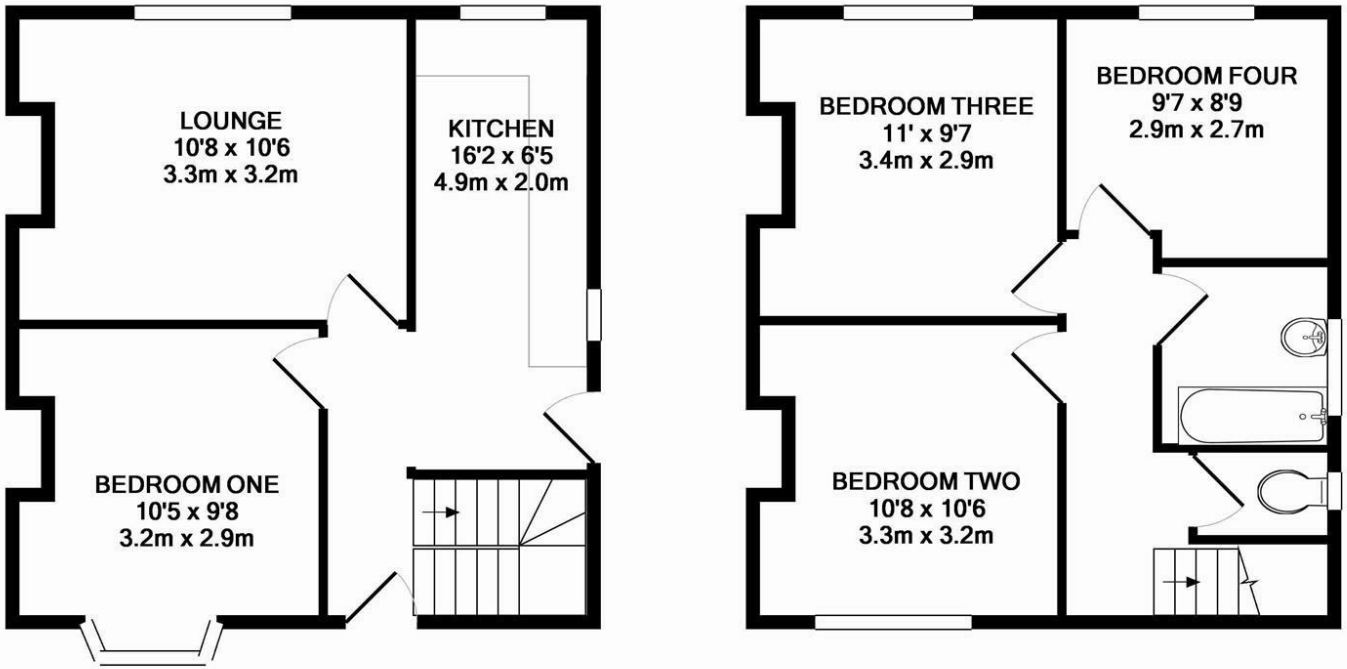
Bedroom One (Ground Floor)
10'5" x 9'8" (3.18 x 2.95)

Bedroom Two
10'8" x 10'6" (3.25 x 3.20)

Bedroom Three
11'0" x 9'7" (3.35 x 2.92)

Bedroom Four
9'7" x 8'9" (2.92 x 2.67)

Bathroom
6'6" x 19'8" (1.98 x 6)



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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