



24 Sutherland Street, York, YO23 1HQ
£1,885 PCM

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STUDENTS | Sutherland Street | Three Bedroom Property | £145 per person per week (excluding bills) | All Double Rooms | Modern Kitchen | Nicely Presented | Heslington Campus Accessible Via Millennium Bridge | Close to Bish Road Shops/Restaurants/Pubs | Available Mid August | EPC Rating D *** Council Tax Band B

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 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.

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.

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Broch - Student Payments (Ten Find)

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 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 pay your first months rent to Quantum
- You will pay your second months rent to your landlord directly and continue to do so for the duration of your tenancy

Brochure Agency Info

We are members of the Property Redress Scheme - Membership; PRS010183.

We are members of the Propertymark Client Money Protection Scheme (C0006926).

Material 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.

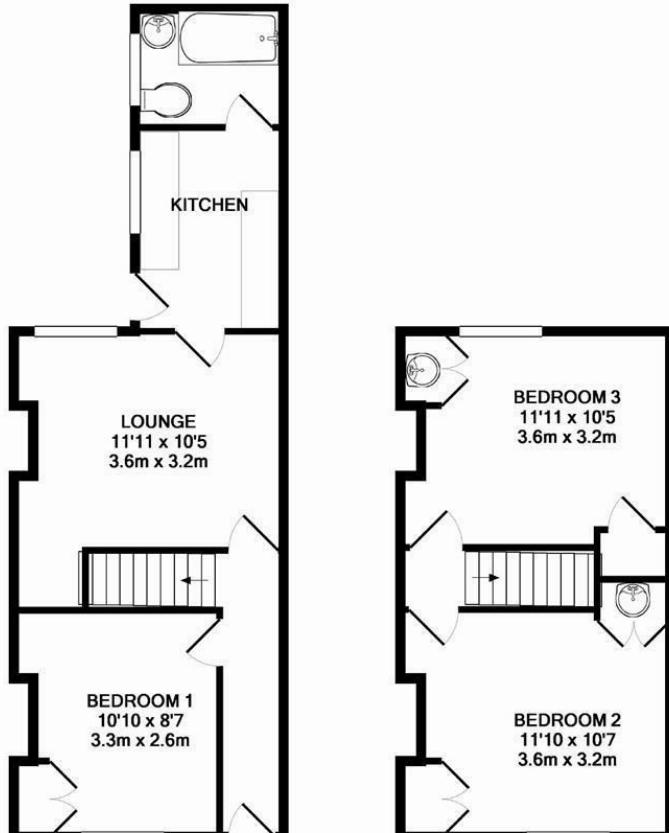
Council Tax Band of the property is B. The Local Authority is the City of York Council

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
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.4 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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1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.1 SQ.M.)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 88 | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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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