



8 Gordon Street  
, York YO10 5BG

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£2,145 PCM**

STUDENT PROPERTY | Gordon Street | 3 Bedrooms | Great Location For York University | £165.00 p.p.w. (excluding bills) | Available Beginning August 2026 | Council Tax Band B | EPC Rating D

**Brochure 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 all be asked to pay a holding deposit equivalent to one weeks rent.

If you are interested in one of our properties, you will need to understand and react to the following;

\* 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.

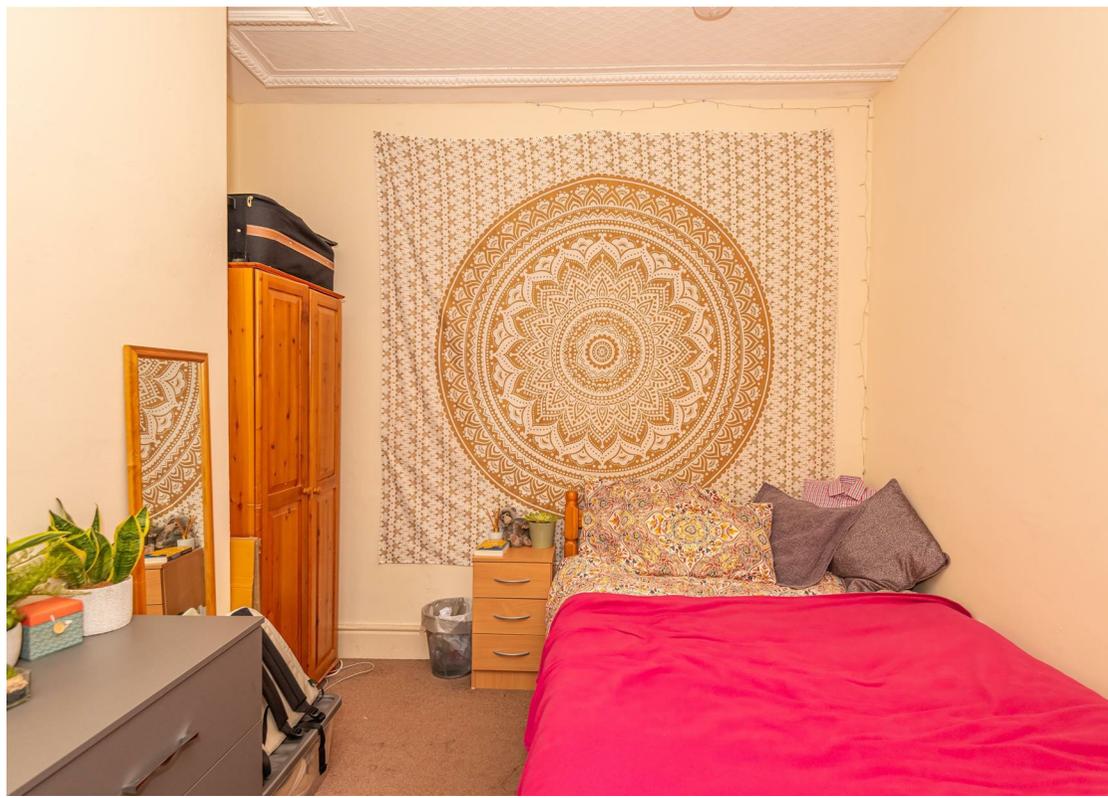
\* You will need to pay the first months rent and sign the tenancy agreement once all referencing is complete.

**Brochure 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).





**Brochure 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 Rightmove. 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 renegotiated 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.

**Brochure 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

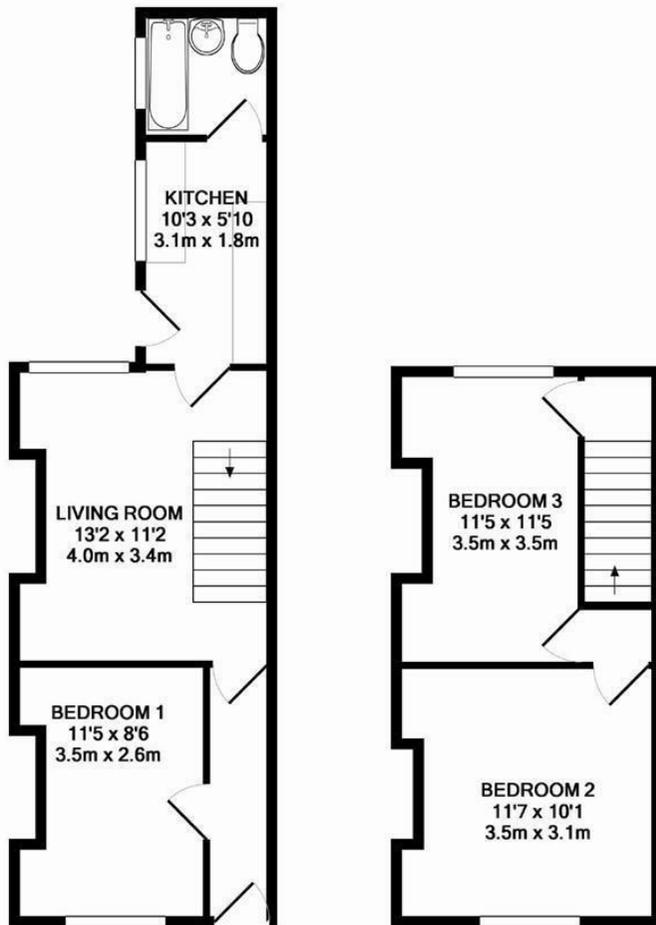
Deposit: One Month's rent + £100.

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

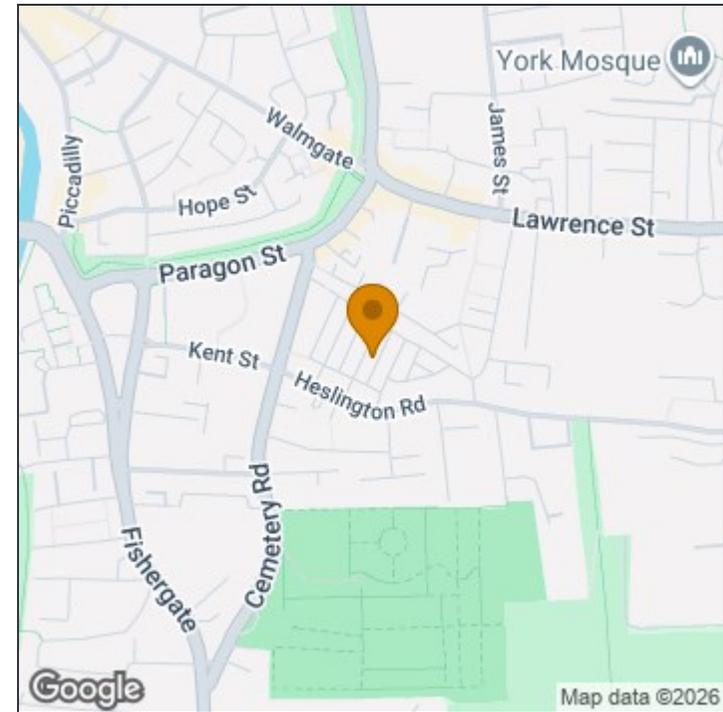


GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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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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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