



77 Eastfield Crescent, York, YO10 5HZ
£3,791 PCM*

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STUDENT PROPERTY * Eastfield Crescent *** 5 bedrooms *** £175 p.p.p.w (excluding bills) *** Large kitchen *** Separate lounge *** 2 ground floor bedrooms *** 3 first floor bedrooms *** Bathroom with separate WC *** Garden *** Garage *** Brand new to the market *** Available July 2025 EPC D Council tax D**

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.

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.

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

Brochure - 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 D. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid. There is an Electric Vehicle Charge Point located on the XX. Solar panels on the roof have the following arrangement.....

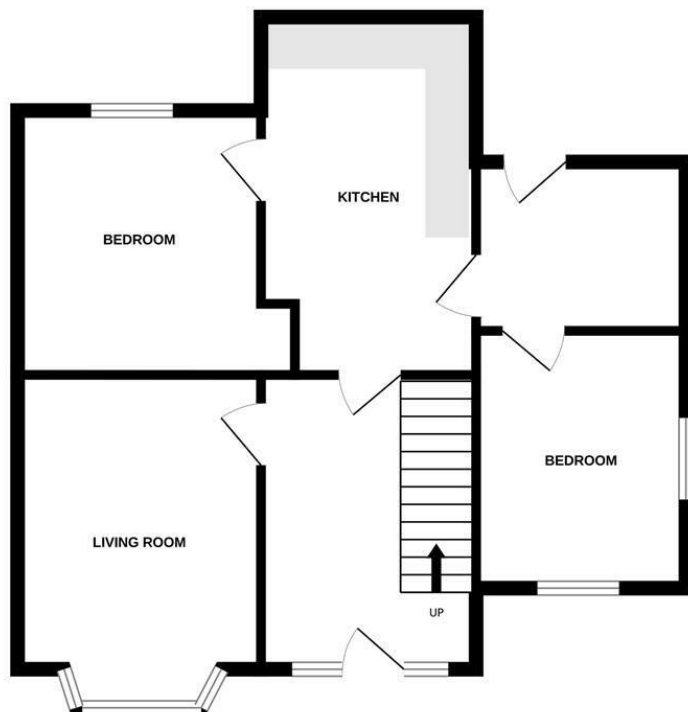
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

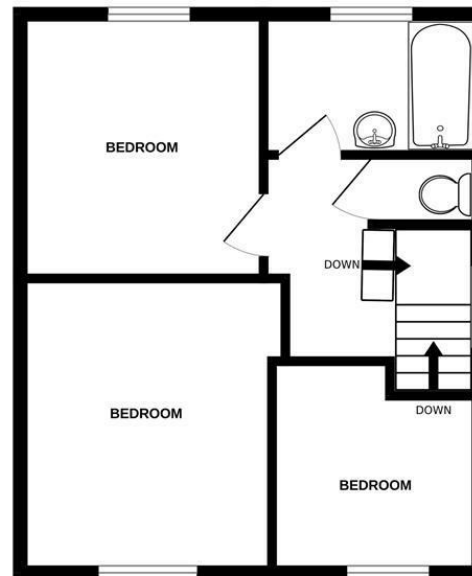
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk



GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(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.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com