QUANTUM

SALES & LETTINGS



2 Ostlers Close, Copmanthorpe, York, YO23 3YB
£1,150 PCM

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Ostlers Close | Two Bedrooms | Modern townhouse | Gardens | Off street parking | Popular commuter village | Modern bathroom |. Available mid January 2027 |. EPC D |. Council tax B

Entrance

Lounge
15'8 x 11'7 (4.78m x 3.53m)

Dining Kitchen
11'7 x 8'10 (3.53m x 2.69m)

Main Bedroom
11'8 x 9'7 (3.56m x 2.92m)

Bedroom Two
11'7 x 9'0 (3.53m x 2.74m)

Bathroom
8'6 x 4'10 (2.59m x 1.47m)

Outside

Brochure - Agency Information
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 - 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

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 will be paid on completion of referencing that is equivalent to 5 weeks rent. This will be deposited into one of the protection schemes within 30 days.

You will then be asked to sign the tenancy agreement. on move in day you need to pay the rent.

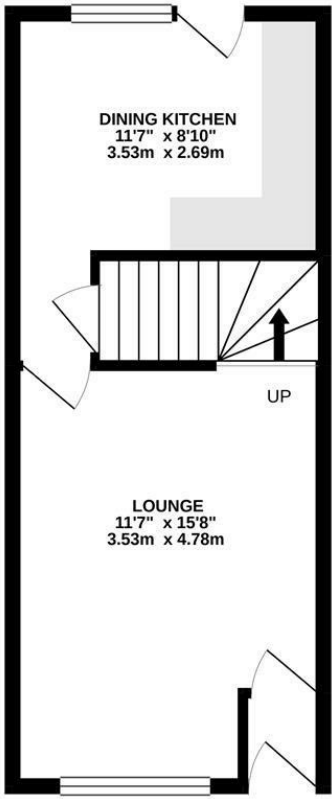




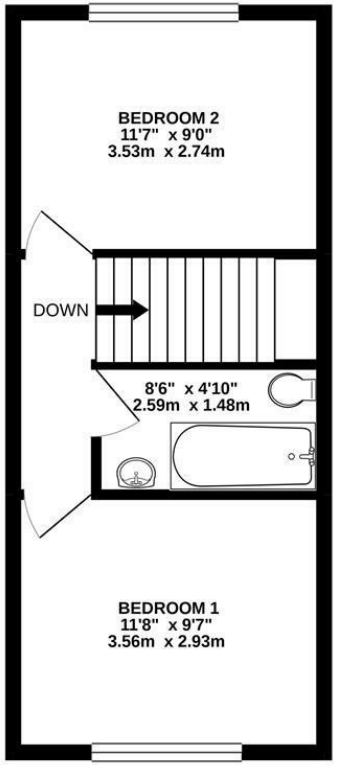


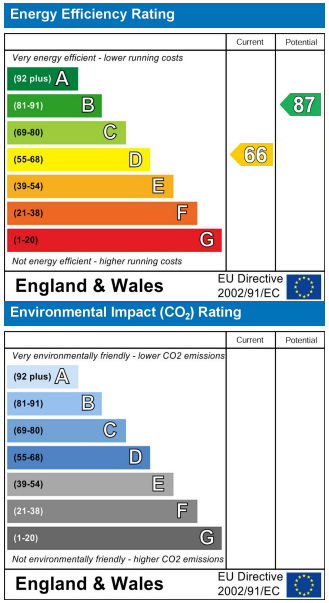


GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.





TOTAL FLOOR AREA : 652 sq.ft. (60.5 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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