



12 Grainger Drive

The Mile , YO42 2ST

£900 pcm



- 23/05/2024
- UNFURNISHED WITH WHITE GOODS
- SORRY, NO PETS OR SMOKERS
- MODERN DEVELOPMENT
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- CHILD'S / STUDY ROOM
- EPC 'B'

GENERAL SUMMARY

This modern 2/3 bed townhouse property in Pocklington is available to rent unfurnished. The property is well proportioned to create excellent living accommodation with the benefits of off street parking for two vehicles and an enclosed garden to the rear. In brief the property comprises; an open plan living/kitchen with patio doors leading out into the garden. The kitchen complete with a range of wall and base units including a breakfast bar with an electric fan assisted oven, gas hob and extractor hood. The landlord also provides a fridge freezer and washer dryer (not showing in the photographs). Off the kitchen is a downstairs cloakroom including a low flush WC and wash hand basin. To the first floor there are two bedrooms, the smallest ideal for a small child or study and a well equipped bathroom including a shower over the bath wash and basin and low flush WC. Up to the third floor you are presented with a very spacious master bedroom and useful storage cupboard off the landing. If you are currently looking for a modern property of this size in the Pocklington area then we would strongly recommend you arranging a viewing. Council Tax Band 'C'. EPC Grade 'B'.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at www.LittlefairsPropertyCompany.co.uk

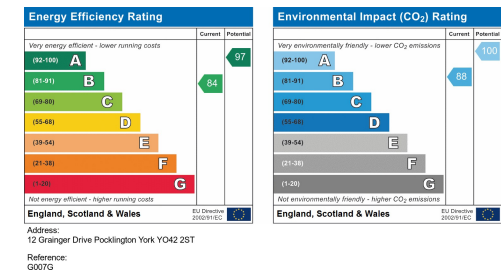
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas. Electricity, Water and Sewerage Charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you enter Pocklington along the B1246 from Barmby Moor you'll arrive at a T junction with a BP petrol station on your left hand side. Turn left onto Yapham Road and then a right immediately after a pedestrian crossing onto Garths End. Follow this road down to a mini roundabout and take you first exit onto The Mile. Grainger Drive is signposted on your right hand side into the new development and No.12 is on your right hand side.



T: 01904 393989

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements