

CLUBLEYS



2, Smith Drive,
Pocklington, YO42 2ZN
TO LET £1,195 Per Month



Situated on the Bellway estate in Pocklington. The accommodation offers entrance lobby, sitting room, fitted dining kitchen & downstairs w.c. The first floor offers 3 bedrooms, one with en-suite and family bathroom.

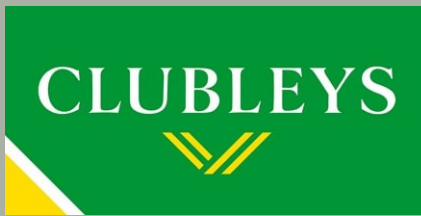
Off road parking for two cars and enclosed rear garden with shed
Double glazing to windows and gas central heating.

RENT £1,195 Per Month | DEPOSIT £1,375 | AVAILABLE FROM 5th August 2024
ERYC BAND: C

rightmove 

www.clubleys.com

ZOOPLA



ENTRANCE HALL

UPVC front door, fitted carpet, radiator and understairs storage

KITCHEN/DINER

4.81 x 3.09 (15'9" x 10'1")

Fitted with a range of wall and base units, double oven, induction hob, extractor and dishwasher. Window to side and front of the property and patio doors to the rear. Tiled floor and radiator

LIVING ROOM

4.85 x 2.87 (15'10" x 9'4")

Bay window to the front of the property and window to the side, fitted carpet and radiator

W.C.

Comprising of white w.c, hand basin, tiled floor and radiator

FIRST FLOOR ACCOMODATION

with over stairs storage

BEDROOM 1

2.94 x 3.35 (9'7" x 10'11")

Window to the front of the property, wardrobes, fitted carpet and radiator

EN-SUITE

W.C, handbasin and shower cubicle. Window to the side of the property, tiled floor and radiator

BEDROOM 2

3.18 x 2.36 (10'5" x 7'8")

Window to the side of the property, fitted carpet and radiator

BEDROOM 3

2.39 x 3.17 (7'10" x 10'4")

Window to the front of the property, fitted carpet and radiator

BATHROOM

White suite comprising of W.C, bath and hand basin. Window to the front of the property radiator and tiled floor

OUTSIDE

Parking for 2 cars, patio area and lawn. Fenced boundary and shed

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

DEPOSIT PROTECTION SCHEME

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 303 0030





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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Bridgewater Road
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BS99 6AA
Tel: 0330 3030030

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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