

CLUBLEYS



23, Pavilion Close*,
Pocklington, YO42 1UP
TO LET £995 Per Calendar Month



A modern three bedroom end terraced house, located towards the outskirts of Pocklington. Entrance Hall, Sitting Room, Inner Hall, Dining Kitchen, Landing, 3 bedrooms 1 with en suite, family Bathroom. Front and rear gardens, off street parking and garage.

Holding Deposit £225

Deposit £1145

Council Tax Band C

EPC B

RENT £995 Per Calendar Month | DEPOSIT £1,145 | AVAILABLE FROM
16th August 2024

East Riding of Yorkshrie Council BAND: C

rightmove 

www.clubleys.com

ZOOPLA



THE ACCOMMODATION COMPRISES;-

ENTRANCE HALL

CLOAKROOM/W.C

SITTING ROOM

4.60 x 3.74 max (15'1" x 12'3" max)

Bay window to front.

2x radiators.

INNER HALL

Stairs to first floor, radiator.

DINING KITCHEN

4.75 x 3.33 (15'7" x 10'11")

French doors to rear, window to rear.

Fitted with a range of wall and floor units, working surfaces, electric oven with 4 ring hob, Wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM ONE

3.23 x 3.27 (10'7" x 10'9")

2x windows to rear.

Radiator, built in wardrobe.

EN SUITE SHOWER ROOM

2.11 x 1.38 (6'11" x 4'6")

Opaque window to side.

Suite comprising shower cubicle, low flush WC and wash hand basin.

BEDROOM TWO

3.89 x 2.47 (12'9" x 8'1")

Window to front.

Radiator, fitted wardrobes.

BEDROOM THREE

2.28 x 2.18 (7'6" x 7'2")

Window to front.

Radiator.

FAMILY BATHROOM

White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC.

OUTSIDE

Front and rear gardens, off street parking and single garage.

SERVICES

Mains Gas, Water, Electricity and Drainage.

Telephone connection subject to renewal by British Telecom.

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

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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pocklington@clubleys.com
www.clubleys.com

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Clubleys give notice that 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 or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.