

CLUBLEYS



9, Horseshoe Crescent,
Pocklington, YO42 1UN
TO LET £1,095



Located in a popular location, 3 Bedrooms, 1 with ensuite shower room. Enclosed Garden and Detached Garage

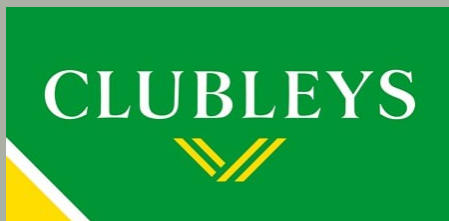
Holding Deposit £250

Deposit £1260

EPC "B"

Council Tax Band "C"

RENT £1,095 | DEPOSIT £1,260 | AVAILABLE FROM 21st June 2024
ERYC BAND: C



ENTRANCE HALL

1.29 x 1.40 (4'2" x 4'7")

Entered via a front entrance door, radiator

WC

0.93 x 1.56 (3'0" x 5'1")

Fitted suite comprising hand basin, low flush wc, extractor fan and radiator

LIVING ROOM

3.71 x 4.58 (12'2" x 15'0")

Double glazed window to the front elevation, under stairs cupboard and radiator

INNER HALLWAY

Stairs to the first floor, radiator and door to:

DINING KITCHEN

4.77 x 3.31 (15'7" x 10'10")

Fitted with a range of wall and base units, laminate worktops, oven, gas hob, built in fridge freezer, dishwasher and washing machine. 1.5 bowl stainless steel sink, laminate flooring, recess lighting, double glazed window to the rear elevation and double doors to the garden

HALL/STAIRS/LANDING

Access to the loft and storage cupboard

BEDROOM 1

3.27 x 3.23 (10'8" x 10'7")

Two double glazed windows to the rear elevation, recess lighting and radiator

EN-SUITE SHOWER ROOM

2.09 x 1.40 (6'10" x 4'7")

Fitted suite comprising of shower cubicle, low flush wc, pedestal hand basin, chrome radiator, extractor. Part tiled and recess lighting

BEDROOM 2

2.46 x 3.90 (8'0" x 12'9")

Double glazed window to the front elevation and radiator

BEDROOM 3

2.28 x 2.21 (7'5" x 7'3")

Double glazed window to the front elevation and radiator

FAMILY BATHROOM

1.80 x 2.17 (5'10" x 7'1")

Fitted suite comprising of bath, pedestal hand basin, low flush wc and a chrome towel radiator

GARAGE

Detached garage with electricity

OUTSIDE

Parking for 2 cars, Enclosed rear garden with patio area and lawn

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

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode YO42 1UN. Mobile phone coverage for voice calls is available with O2, there is limited coverage with Three, EE and Vodafone.


The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

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 3030030

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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

52 Market Place, Pocklington, York, YO42 2AH
 01759 304040
pocklington@clubleys.com
www.clubleys.com

zoopla

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.