

CLUBLEYS



6, Rowntree Avenue,
Pocklington, YO42 2SZ
£850 Per Calendar Month



A well presented mid terraced house situated on Rowntree Avenue in the picturesque market town of Pocklington. This delightful property offers open plan kitchen/lounge which is perfect for relaxing or entertaining guests with a useful cloakroom/w.c off. On the first floor are two bedrooms and house bathroom
To the front of the property is parking for two vehicles, fully enclosed rear garden

Holding Deposit £195

Deposit £980

EPC "B"

Council Tax Band "B"



Tenure:
East Riding of Yorkshire
Band: B

ENTRANCE LOBBY

Laminate flooring, radiator with cover. Stairs to first floor. Door to

OPEN PLAN KITCHEN/LIVING AREA

3.6 x 6.7 (11'9" x 21'11")

Range of wall and floor units with work surfaces, oven & hob with extractor hood over, space for fridge & washing machine, 1.5 bowl sink unit, radiator in cover with shelf over. Patio doors with blinds. leading to enclosed rear garden. Wall panelling to living area

CLOAKROOM

Low flush WC, pedestal hand basin, radiator

BEDROOM 1

3.1 x 2.4 (10'2" x 7'10")

Fitted wardrobes with sliding mirrored doors, window to rear with venetian blinds, panelled walls

BEDROOM 2

2.35 x 3.7 (7'8" x 12'1")

Panelled walls, fitted desk & shelving feature, window to front with venetian blinds

BATHROOM

White suite comprising panelled bath with shower over & shower screen. low flush WC, pedestal hand basin with cupboard below.

OUTSIDE

2 parking spaces to the front of the property. Fully enclosed rear garden with rear access

APPLIANCES

None of the above appliances have been tested by the agent.

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with 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 Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 16 Mbps is available at this postcode YO42 2SZ. Mobile phone coverage for voice calls is available from EE, Three, 02 & Vodaphone. The checker results are predictions and should not be regarded as guaranteed.

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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 and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

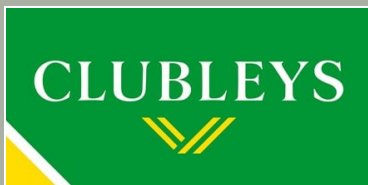
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

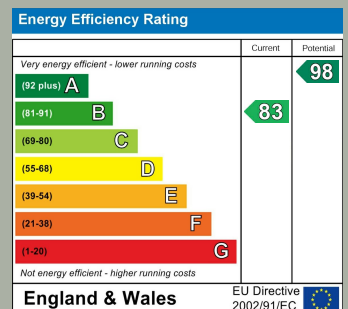
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.