

CLUBLEYS



27, Harper Close,
Pocklington, YO42 2GW
TO LET £900 Per Calendar Month



A fully refurbished 2 bed bungalow in popular location. The accommodation comprises of:-

Entrance Hall, Cloakroom, Lounge, Kitchen with oven and hob, 2 Bedrooms & Bathroom. New Double Glazing throughout and Gas Central Heating. Detached Garage. Gardens to front and rear. New carpets and redecorated throughout. Solar panels.

RENT £900 Per Calendar Month | DEPOSIT £1,035 | AVAILABLE FROM
ERYC BAND: C



THE ACCOMMODATION COMRPISES

ENTRANCE HALL

New fitted carpet, radiator and storage cupboard

CLOAKROOM

New white wc, hand basin in vanity unit, radiator and new UPVC double glazed window

LOUNGE

5.92 x 3.07 (19'5" x 10'0")

Fully redecorated with new carpets, new UPVC bay window and carpets. Radiator and Electric Fire

KITCHEN

2.46 x 2.93 (8'0" x 9'7")

New fitted kitchen with electric oven & hob, plumbing for washing machine. New UPVC window and door to the side of the property

INNER HALL

Storage cupboard and new fitted carpets, doors to :-

BEDROOM 1

2.74 x 3.69 (8'11" x 12'1")

New fitted carpet, UPVC window to rear and radiator

BEDROOM 2

2.80 x 2.95 (9'2" x 9'8")

New fitted carpet, UPVC window to rear and radiator

BATHROOM

1.89 x 2.16 (6'2" x 7'1")

New bathroom suite, comprising of bath with shower over, wc, hand basin in vanity unit. New UPVC window

OUTSIDE

Large driveway with ample parking leading to enclosed rear garden

BRICK GARAGE

Detached with electric and light

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

There are solar panels at the property





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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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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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