

CLUBLEYS



2, Chartwell Court,
Pocklington, YO42 2PW
TO LET £845 Per Month



AVAILABLE NOW

A fully refurbished and spacious 2 bedroomed ground floor apartment very close to the centre of Pocklington. Entered via a Communal Entrance Hall by personal entry-phone system, Entrance Hall, Sitting Room, Fitted Kitchen with induction hob and oven, Two Bedrooms and Bathroom. Electric Heating. UPVC Double Glazing.

Off street parking.

Holding Deposit £195

Deposit £975

EPC "C"

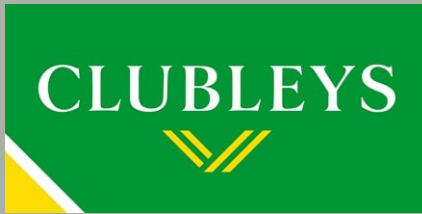
Council Tax Band "B"

RENT £845 Per Month | DEPOSIT £975 | AVAILABLE FROM 18th July 2025
East Riding of Yorkshire BAND: B

rightmove 

www.clubleys.com

zoopla



COMMUNAL ENTRANCE HALL

Entrance to the flats is by speaker phone connected to the individual flats.

ENTRANCE HALL

Dimplex wall mounted heater. Entry-phone system. Power points. Walk in cupboard with hot water tank, immersion heater and fitted shelf.

SITTING ROOM

4.47 x 3.36 (14'8" x 11'0")

Two Dimplex wall mounted wall heaters. Power points. TV aerial point. Telephone point.

KITCHEN

2.12 x 2.08 (6'11" x 6'10")

Fitted with wall and floor units. Stainless steel sink unit. Whirlpool electric oven and induction hob with extractor over. Work surfaces. Part tiled. Power points and appliance points. Plumbing for an automatic washing machine. Vinyl flooring.

BEDROOM ONE

4.45 x 3.54 max (14'7" x 11'7" max)

Dimplex wall mounted heater. Power points.

BEDROOM TWO

2.35 x 3.25 (7'9" x 10'8")

Dimplex wall mounted heater. Power points.

BATHROOM

White suite comprising of panelled bath with mixer taps and shower attachment. Pedestal hand basin. Low flush WC. Part tiled. Shaver point. Extractor fan. Dimplex wall mounted heater.

OUTSIDE

Designated parking space

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 1000 Mbps is available at this postcode YO42 2PW. Mobile phone coverage for voice calls is available from EE & Vodafone, O2 & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | 76 | |
| (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

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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

zoopla