

CLUBLEYS



4, Derek Vivian Close,
York, YO42 2PL

TO LET £650 Per Calendar Month



A modern well presented one bedroomed terraced house, comprising entrance hall, cloakroom/w.c, lounge/dining room/fitted kitchen, one bedroom, bathroom, allocated car parking space, double glazing to windows and gas central heating.

Holding Deposit £150

Bond £750

Council Tax Band – A

EPC Rating – C

Available immediately

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 16th
July 2025

ERYC BAND: A



ENTRANCE HALL

1.24m x 1.79m (4'0" x 5'10")

Entrance door and radiator.

WC

1.01m x 1.51m (3'3" x 4'11")

Pedestal hand basin, WC and radiator.

SITTING ROOM/KITCHEN

6.39m x 3.23m (20'11" x 10'7")

Radiator, double glazed window to front elevation, built in oven and hob, space for fridge freezer, stainless steel sink unit, stairs to first floor accommodation and plumbing for washing machine.

LANDING

2.91m x 3.12m (9'6" x 10'2")

Access to loft and cupboard with boiler.

BEDROOM

3.41m x 4.13m (11'2" x 13'6")

Radiator and double glazed window to front elevation.

BATHROOM

1.94m x 2.33m (6'4" x 7'7")

Bath with mixer tap and shower over, folding side shower screen, extractor fan and radiator.

OUTSIDE

Small garden to front and one car 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 1800 Mbps is available at this postcode YO42 2PI. Mobile phone coverage for voice calls is available from EE & Vodaphone, O2 & Three. 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		93
(81-91) B	78	
(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 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.