

CLUBLEYS



44, Payton Close\*,  
Pocklington, YO42 2NB  
TO LET £795 Per Month



**\*\*AVAILABLE NOW \*\***

A three bed two storey end terraced house within walking distance of the town centre. In brief the accommodation offers lounge/dining room, fitted kitchen, integral garage, on the first floor lies three bedrooms and bathroom. Rear garden, integral garage and parking space.

Holding Deposit £180

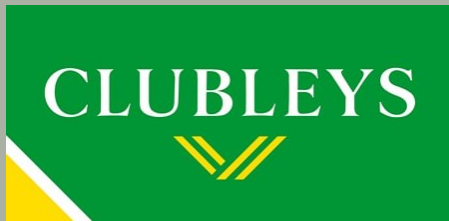
Deposit £915

EPC "D"

Council Tax Band "C"

RENT £795 Per Month | DEPOSIT £915 | AVAILABLE FROM 1st October  
2025

ERYC BAND: C



The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

#### DIRECTIONS

Leaving our Market Place office turn right into the Market place continue on up past the post office. At the junction turn right onto Chapmangate continue on as the road then becomes London Street and Payton Close is on your left hand side

#### THE ACCOMMODATION COMPRISES;

##### LOUNGE/DINING ROOM

3.60 x 4.41 (11'10" x 14'6")

Entered via front entrance door, double glazed window to the front elevation, gas fire in feature surround, double doors giving access to the rear garden, laminate flooring, radiator and under stair cupboard.

##### FITTED KITCHEN

2.38 x 3.00 (7'10" x 9'10")

Fitted with a matching arrangement of floor and wall cupboard with working preparation, built in oven with extractor fan over, laminate flooring, double glazed window to the rear elevation and door to

##### INTEGRAL GARAGE

Having up and over garage door and power and light is connected.

#### FIRST FLOOR ACCOMMODATION

##### BEDROOM ONE

2.61 x 4.45 (8'7" x 14'7")

Dual aspect double glazed window to the front and rear elevation elevation and radiator.

##### BEDROOM TWO

2.42 x 2.51 (7'11" x 8'3")

Double glazed window to the rear elevation and radiator.

##### BEDROOM THREE

2.42 x 2.51 (7'11" x 8'3")

Double glazed window to the front elevation and radiator.

##### FAMILY BATHROOM

Fitted suite comprising bath with shower over and mixer tap, low level WC, radiator and extractor fan.

##### OUTSIDE

Lawned rear garden all fenced and enclosed, patio area, backing onto footpath and fields beyond.

##### ADDITIONAL INFORMATION;

For Broadband speeds and Mobile coverage - please refer to the Ofcom website  
<https://www.ofcom.org.uk/>

##### SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

No appliances have been tested by the Agent.

##### 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: 0844 4727000

##### 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 .

##### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.




clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <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

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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

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**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.