

CLUBLEYS



16, Lord Drive,  
Pocklington, YO42 2PB  
TO LET £1,550 Per Month



AVAILABLE NOW. Excellent FIVE bedroom detached family house, located in this popular residential development.. Entrance hall, Sitting Room, Dining Room, Study/Family Room, Breakfast Kitchen, Utility, five Bedrooms, two with en-suites, family Bathroom. Detached double garage and rear gardens.

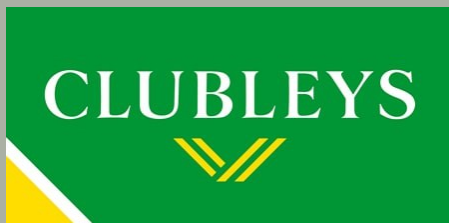
Holding Deposit £355

Deposit £1785

EPC "C"

Council Tax Band "F"

RENT £1,550 Per Month | DEPOSIT £1,785 | AVAILABLE FROM  
East Riding Of Yorkshire County Council BAND: F



#### ENTRANCE HALL

4.23m x 2.85m (13'10" x 9'4" )

Front entrance door, stairs to first floor accommodation, storage cupboard, coving to ceiling and two radiators.

#### STUDY/FAMILY ROOM

2.16m x 3.73m (7'1" x 12'2" )

Bay double glazed window to the front elevation, coving to the ceiling and radiator.

#### SITTING ROOM

3.73m x 5.26m (12'2" x 17'3" )

Bay double glazed window to the front elevation, double glazed window to the side elevation, french doors with glazed side panels to the rear, two radiator and gas fire in feature surround.

#### DINING ROOM

2.84m x 4.50m (9'3" x 14'9" )

Approached via double glazed double doors from the entrance hall, double glazed bay window to the front elevation, coving to the ceiling and radiator.

#### KITCHEN/BREAKFAST ROOM

3.09m extending to 4.96m x 6.71m (10'1" extending to 16'3" x 22'0" )

Fitted with floor and wall cupboards with working surfaces, one and half bowl single drainer sink unit with mixer tap, tiled splash back, four ring gas hob with extractor hood over, built in electric double oven, integrated fridge, freezer and dishwasher, recessed ceiling lights and two radiators. Door to;

#### UTILITY ROOM

1.76m x 2.34m (5'9" x 7'8" )

Single drainer sink unit with mixer tap and cupboards under, plumbing for automatic washing machine, wall mounted gas boiler and side external door.

#### CLOAKROOM/WC

0.89m x 2.33m (2'11" x 7'7" )

Fitted two piece comprising two piece low level WC and wash hand basin with tiled splash back and radiator.

#### LANDING

4.99m x 2.06m (16'4" x 6'9" )

Access to the loft space, built in airing cupboard and radiator.

#### MASTER BEDROOM

4.60m x 4.50m (15'1" x 14'9" )

Double glazed window to the front elevation, radiator, range of built in wardrobes, doors to en-suite.

#### EN-SUITE SHOWER ROOM

Fitted suite comprising extra sized shower cubicle, wash hand basin, pedestal wash hand basin, part tiled, and an opaque double glazed window to the side elevation.

#### GUEST BEDROOM TWO

3.05m x 3.73m (10'0" x 12'2" )

Double glazed window to the rear elevation, radiator, fitted wardrobes and door to;

#### EN-SUITE SHOWER ROOM

Fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, ceiling extractor fan and part tiled walls.

#### BEDROOM THREE

3.00m x 3.78m (9'10" x 12'4" )

Double glazed window to the front elevation, radiator and fitted wardrobes.

#### BEDROOM FOUR

3.05m x 3.18m (10'0" x 10'5" )

Double glazed window to the rear elevation, radiator and fitted wardrobes.

#### BEDROOM FIVE

2.95m x 3.02m (9'8" x 9'10" )

Double glazed window to the front elevation and radiator.

#### FAMILY BATHROOM

Fitted suite comprising separate shower cubicle, bath, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, and tiled flooring.

#### DETACHED DOUBLE GARAGE

5.17m x 4.88m (16'11" x 16'0" )

Double up and over door. Power and light is connected.

#### OUTSIDE

There is gated access to the rear garden which is fenced to all sides and enjoys a south easterly aspect. There is a lawned garden with flower and shrub borders. Outside lighting, cold water tap

#### ADDITIONAL INFORMATION

##### SERVICES

##### APPLIANCES

None of the above 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.



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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>		
(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>	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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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**

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