

CLUBLEYS



7, The Owens,  
Pocklington, YO42 2XU  
TO LET £615 Per Calendar Month



AVAILABLE NOW

Updated one bedroomed property with off street parking located close to the centre of town. Entrance, Kitchen, Sitting Room, Inner Hall, Bathroom and Bedroom. Electric heating.

Holding Deposit £140

Deposit £705

EPC "E"

Council Tax Band "A"

RENT £615 Per Calendar Month | DEPOSIT £705 | AVAILABLE FROM  
ERYC BAND: A



## THE ACCOMMODATION COMPRISES

### KITCHEN

2.71 x 1.53 (8'11" x 5'0")

Fitted kitchen with a range of wall and base units with roll top work surfaces, electric hob & cooker, night storage heater, stainless steel sink unit, storage cupboard off with hot water cylinder.

### LOUNGE

4.13 x 2.51 widening to 3.19 (13'7" x 8'3" widening to 10'6")

Night storage heater, double glazed bay window.

### INNER HALL

### BATHROOM

Pedestal wash hand basin, bath with shower over, wc.

### BEDROOM

2.51 x 2.48 (8'3" x 8'2")

Double glazed window to side, night storage heater, built in cupboards.

### ADDITIONAL INFORMATION:-

APPLICATIONS WILL NOT BE PROCESSED UNTIL PHOTOGRAPHIC ID AND PROOF OF RESIDENCY HAS BEEN RECEIVED FROM ALL APPLICANTS & OCCUPIERS OVER THE AGE OF 17 YEARS.

### SERVICES

Electricity and drainage.

### 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.



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			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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 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.