

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



AVAILABLE NOW

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** 



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#### 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.



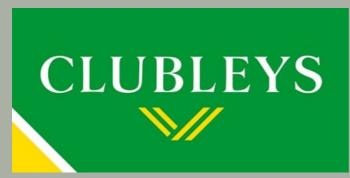
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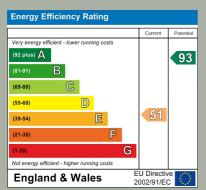




Estate Agents | Lettings Agents | Chartered Surveyors







Chartered Surveyor, Estate Agents, Lettings Agents & Auctioneers

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