

## 6, South Parade, Pocklington, YO42 2QH TO LET £725 Per Calendar Month



A two bedroom terraced cottage. The accommodation comprises: entrance porch, lounge, kitchen, two bedrooms, bathroom and a shared garden. Double glazed. Gas central heating. Off Street parking for one car. Not suitable for children

Holding Deposit £165

Deposit £835

EPC "C"
Council Tax Band "A"

RENT £725 Per Calendar Month | DEPOSIT £835 | AVAILABLE FROM East Riding Of Yorkshire Council BAND: A







#### **DESCRIPTION**

One bedroom terraced cottage. The accommodation comprises: entrance porch, lounge, kitchen, one bedroom, bathroom and a shared garden. Gas fired central heating. Off Street parking for one car. Bond £575.

HD £115

### THE ACCOMMODATION COMPRISES:

## **ENTRANCE PORCH**

Front door and double glazed windows to either side.

#### LOUNGE

3.67 x 3.33 (12'0" x 10'11")

Double glazed window to the front elevation, radiator, plate rack.

### **KITCHEN**

3.59 x 2.40 min (11'9" x 7'10" min)

Wall & floor units, oven, fridge/freezer, stainless steel sink with mixer tap, radiator, washing machine and stairs to first floor accommodation.

#### **LANDING**

#### **BEDROOM ONE**

3.30 x 3.29 (10'10" x 10'10")

Having a double glazed window to the front elevation, radiator, fitted wardrobes.

#### **BATHROOM**

2.71 x 1.44 (8'11" x 4'9")

Bath with mixer tap, shower attachment, WC, hand basin, radiator

### **OUTSIDE**

Shared garden to rear. One off street 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.

#### REFERENCES

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



# clubleys.com

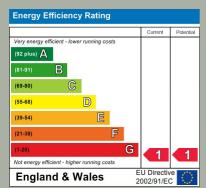




Estate Agents | Lettings Agents | Chartered Surveyors







Chartered Surveyor, Estate Agents, Lettings Agents & Auctioneers

#### 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.

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