

CLUBLEYS



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



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>	<b>1</b>	<b>1</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 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.