

CLUBLEYS



2C, Parisi Way,
Pocklington, YO42 2TG
TO LET £1,750 Per Calendar Month



****AVAILABLE NOW**** Individually designed home built to a superior standard. Offering entrance hall with stairs leading to stairs to the first floor accommodation. The living room is on the right-hand side, there are double doors which leads to the open plan kitchen/living/dining area. To the first floor there are four bedrooms, three of which are large doubles. The master benefits from an en-suite comprising shower, hand basin and w/c. The fourth bedroom is a good-sized single that could be used as a home office.

A family bathroom comprising bath with shower over, low level w/c and hand basin completes the internal accommodation. Externally you will find a driveway to the left-hand side that provides parking for several vehicles. In addition, there is a detached single garage with EV charging point.

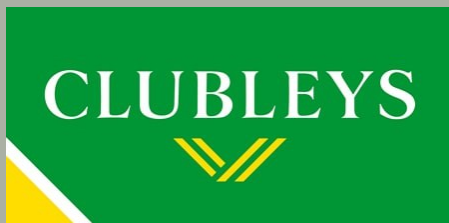
Holding Deposit £400

Deposit £2,105

EPC B

Council Tax Band D

RENT £1,750 Per Calendar Month | DEPOSIT £2,015 | AVAILABLE FROM
14th November 2025
ERYC BAND: D



ENTRANCE HALL

2.07m x 4.85m (6'9" x 15'10")

Entered via a composite front entrance door, having recess lighting, laminate flooring with under floor heating, and stairs to the first floor accommodation.

CLOAKROOM/WC

0.88m x 1.75m (2'10" x 5'8")

Fitted suite comprising wash hand basin, WC with push button and under floor heating.

SITTING ROOM

3.45m x 4.84m (11'3" x 15'10")

Sliding sash double glazed window to the front elevation, under floor heating, and double doors leading to;

DINING KITCHEN

5.37m x 3.92m (17'7" x 12'10")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half composite sink unit with mixer tap, integrated appliances including Bosch oven, induction hob, wine cooler, fridge/freezer, and dishwasher, laminate flooring with under floor heating, and double doors to the rear elevation.

Please note that the appliances can be removed if necessary but they will not be replaced.

UTILITY

1.62m x 3.02m (5'3" x 9'10")

Plumbing for a washer dryer, cupboard housing gas boiler, laminate flooring, and rear personal door.

FIRST FLOOR ACCOMMODATION

1.92m x 5.65m (6'3" x 18'6")

Sliding sash double glazed window to the front elevation, recess lighting, radiator, cupboard with shelving, and access to the loft.

MASTER BEDROOM

3.66m x 3.42m (12'0" x 11'2")

Sliding sash double glazed window to the front elevation and a radiator.

EN-SUITE SHOWER ROOM

1.00m x 2.45m (3'3" x 8'0")

Modern fitted suite comprising walk in shower, floating hand basin, WC with push button, chrome radiator, recess lighting, and sliding sash double glazed window to the side elevation.

BEDROOM TWO

3.62m x 3.35m (11'10" x 10'11")

Two sliding sash double glazed window to the rear elevation, and a radiator.

BEDROOM THREE

3.22m x 3.36m (10'6" x 11'0")

Sliding sash double glazed window to the front elevation and a radiator.

BEDROOM FOUR

2.40m x 3.32m (7'10" x 10'10")

Sliding sash double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

1.68m x 2.26m (5'6" x 7'4")

Modern fitted suite comprising bath with mixer tap and shower over, vanity hand basin, low flush WC with push button, chrome radiator, and a opaque double glazed window to the side elevation.

OUTSIDE

Block paved driveway with gate leading to the garage.

Enclosed garden to the rear, lawned, with patio, outside tap, and EV charging point.

DETACHED GARAGE

2.95m x 5.86m (9'8" x 19'2")

Remote controlled door, with eaves storage, side personal door, power and light.

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.

ADDITIONAL INFORMATION;

The Ofcom website suggests there is a maximum download speed of 80 Mbps is available at this postcode YO42 4LJ.

Mobile phone coverage for voice calls is available from Vodafone & Three. EE & O2 has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(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

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