

CLUBLEYS



4, Turton House, Union Street,  
Pocklington, YO42 2NQ  
TO LET £525



A first floor studio flat, fully refurbished to a high standard, close to Pocklington Town Centre. There is one parking space at the rear of the property

Holding Deposit £120

Deposit £605

EPC "C"

Council Tax Band "A"

RENT £525 | DEPOSIT £605 | AVAILABLE FROM 22nd December 2025  
ERYC BAND: A



#### ENTRANCE

Enter via the side of the property, number 4 is located on the first floor

#### ENTRANCE HALL

Cupboard/storage area with power. Laminate flooring

#### LIVING AREA/KITCHEN

Fitted with a range of wall and base units with drawers. Electric oven & hob, Stainless steel sink, washing machine and fridge. Window to the front of the property, laminate flooring

#### SHOWER ROOM

Corner shower, vanity unit with basin, chrome towel radiator and laminate floor

#### 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.

#### 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

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>                            | 73      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>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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**zoopla**

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