

CLUBLEYS



5, Hallgate,
Pocklington, YO42 2BT
TO LET £895 Per Month



AVAILABLE EARLY JANUARY 2026

Ideally located for Pocklington town centre and all the amenities. The accommodation comprises, Lounge, Inner Hall and Cloakroom, Fitted Kitchen with integrated oven, hob and stainless steel extractor fan, integrated fridge/freezer and dishwasher, Spacious landing area, two bedrooms and bathroom. Gas fired central heating and double glazed windows. To the rear of the property there is a fully enclosed paved courtyard with access to allocated parking space.

RENT £895 Per Month | DEPOSIT £1,030 | AVAILABLE FROM 5th January
2026

East Riding Of Yorkshire Council B BAND: B

rightmove

www.clubleys.com

zoopla



SITTING ROOM

3.01 x 4.22 (9'11" x 13'10")

Having a front entrance door, radiator, coving to ceiling, sliding sash double glazed window to the front elevation, television aerial point and power points.

INNER HALLWAY

Radiator and under stairs cupboard.

CLOAKROOM/WC

White suite comprising low flush WC, pedestal hand basin, extractor fan and radiator.

DINING KITCHEN

4.20 x 2.72 (13'9" x 8'11")

Fitted with a range of wall and floor cupboards, working surfaces, one and half bowl sink unit, stainless steel oven, four ring gas hob, cooker hood over, integrated dishwasher, fridge freezer, wall mounted gas fired central heating boiler in concealed cupboard, plumbed for automatic washing machine, radiator, double glazed window to the rear elevation, rear external door and power points.

LANDING

4.23 x 3.01 (13'11" x 9'11")

Radiator, power points, recessed ceiling lights and cupboard with hanging rail.

BEDROOM ONE

4.23 x 3.01 (13'11" x 9'11")

Sliding sash double glazed window to the front elevation, TV point, power points, cupboard over stairs and radiator.

BEDROOM TWO

2.22 x 2.72 (7'3" x 8'11")

Sliding sash double glazed window to the rear elevation, cupboard over stairs, and power points

BATHROOM

White suite comprising P shaped bath with shower over and glass side screen, pedestal wash hand basin, low level WC, chrome radiator and opaque double glazed window to the rear elevation

ALLOCATED CAR PARKING

OUTSIDE

To the rear of the property there is an attractive fully enclosed paved courtyard.

ADDITIONAL INFORMATION

REFERENCES

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

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.

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) A	67	86
(81-91) B		
(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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pocklington@clubleys.com
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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.