

CLUBLEYS



30, Dorrington Close,
York, YO42 2GS
TO LET £975 Per Month



AVAILABLE MID DECEMBER

A 3 Bedroomed detached property in popular location.

The accommodation comprises:- Entrance hall, downstairs WC, living room with separate dining area, fitted kitchen. 3 bedrooms, 1 with en suite, family bathroom, detached garage, driveway and rear garden.

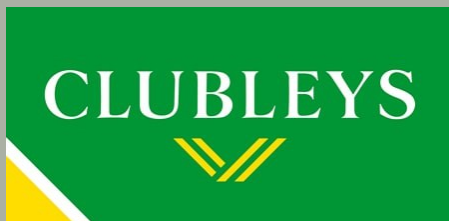
Holding Deposit £225

Deposit £1125

EPC "D"

Council Tax Band "D"

RENT £975 Per Month | DEPOSIT £1,125 | AVAILABLE FROM 14th
December 2025
ERYC BAND: D



ENTRANCE HALL

Stairs to the first floor accommodation.

CLOAKROOM

Low flush WC, hand basin in vanity unit, and cupboard.

LIVING ROOM

4.04m max x 4.09m max (13'3" max x 13'5" max)

Gas fire in marble effect fireplace with wooden surround, power points, and a radiator.

Archway to;

DINING AREA

2.35m x 2.55m (7'8" x 8'4")

Radiator, and double doors leading to the rear.

KITCHEN

2.57m x 2.79m (8'5" x 9'1")

Matching arrangement of floor and wall cupboards, working surfaces, integrated oven, four ring gas hob with cooker hood, and a door to the side elevation.

BEDROOM ONE

3.35m x 3.02m (10'11" x 9'10")

Fitted cupboard, radiator, and power points.

EN-SUITE

Shower cubicle and hand basin in vanity unit.

BEDROOM TWO

3.03m x 2.75m (9'11" x 9'0")

Fitted wardrobes, radiator, and power points.

BEDROOM THREE

1.76 x 2.28m (5'9" x 7'5")

Fitted wardrobes, radiator, and power points.

BATHROOM

1.88m x 1.69 (6'2" x 5'6")

Fitted suite comprising bath with shower over, hand basin in vanity unit, low flush WC, and a radiator.

LANDING

Airing cupboard and storage cupboard over the stairs with drawers.

OUTSIDE

Driveway to the side of the property leading to the garage.

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.

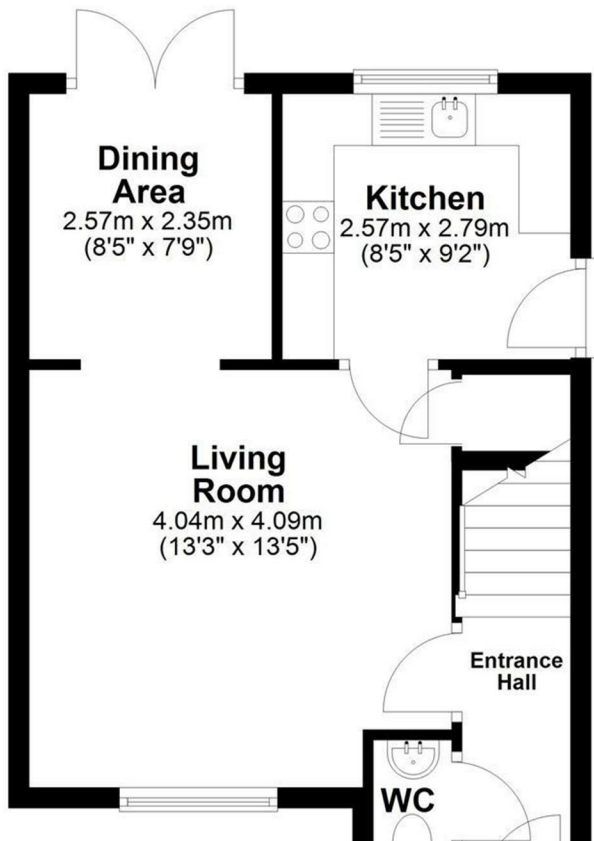
The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 303 0030

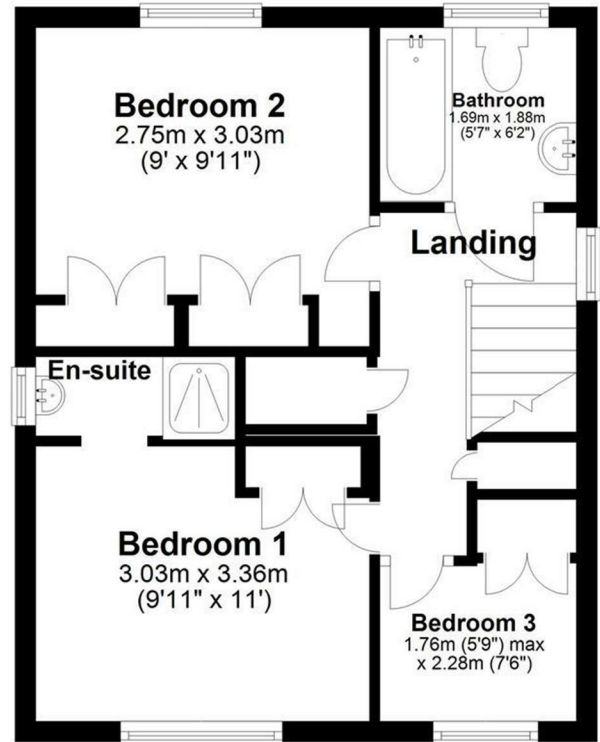
REFERENCES

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

Ground Floor



First Floor



CLUBLEYS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

zoopla

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