

CLUBLEYS



59a, Yapham Road,
Pocklington, YO42 2DT
TO LET £600 Per Calendar Month



A 2 bedroom first floor flat with parking and shared garden. Entrance, Kitchen, Sitting Room, two bedrooms and bathroom Gas Central Heating. UPVC Double Glazed. Off Street parking. Shared garden, maintained by the Landlord. Available now.

Holding Deposit £135

EPC Rating C

Council Tax Band A

RENT £600 Per Calendar Month | DEPOSIT | AVAILABLE FROM 24th
January 2025
ERYC BAND: A



THE ACCOMMODATION COMPRISES

ENTRANCE

Stairs to first floor accommodation, and front entrance door.

BREAKFAST KITCHEN

3.03 x 3.16 (9'11" x 10'4")

Range of wall and floor units, work surfaces, one and a half bowl stainless steel sink unit, part tiling, laminated flooring, electric cooker. Gas central heating boiler.

SITTING ROOM

3.92 x 3.66 (12'10" x 12'0")

Electric fire set in wood surround with marble effect inset, double radiator, power points, TV aerial point.

BEDROOM 1

3.92 x 3.97 (12'10" x 13'0")

Radiator. Power points.

BATHROOM

Panelled bath with shower over and shower screen, low level W.C. Pedestal wash hand basin, part tiled, radiator, laminate flooring.

BEDROOM 2

1.83 x 3.88 (6'0" x 12'9")

Radiator, power points.

OUTSIDE

There is off street shared parking and garden area to the front and rear. The garden and hedges are maintained by the Landlord.

VIEWING

Strictly by Appointment with the Agents.

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.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	79
(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

DEPOSIT PROTECTION SCHEME

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 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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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.