CLUBLEYS

Andrews Court, Deans Lane, East Yorkshire, YO42 2PX
TO LET £950 PCM



AVAILABLE NOW
A 2 bedroomed link detached cottage close to the centre of Pocklington. The accommodation comprises: Entrance, Dining Hall, Kitchen & Appliances, Sitting Room, Bedroom 1 downstairs with fitted shower cubicle, cloakroom, Bedroom 2, Bathroom and Storage Room. Garage. Gas Central Heating.
Deposit £1095
Holding Deposit £215
EPC "C"
Council Tax Band "C"

RENT £950 PCM | DEPOSIT £1,095 | AVAILABLE FROM 1st November 2026

East Riding Council BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Radiator, power points.

DINING AREA
2.69m x 5.18 (8'9" x 16'11")
Double radiator, power points.

KITCHEN
3.08m x 2.40 (10'1" x 7'10")
Fitted with wall and floor units, tiled splash backs, sink unit, work surfaces, integrated dishwasher and fridge, plumbing for automatic washing machine, fitted electric oven and hob.

LIVING ROOM
3.97m x 3.59m (13'0" x 11'9")
Patio door, fireplace, radiator, TV aerial point, telephone point.

CLOACKROOM
Tiled floor, low flush WC and hand basin.

BEDROOM 1
2.96m x 3.41m (9'8" x 11'2")
Patio doors, radiator, power points, access to loft.
Shower Cubicle

FIRST FLOOR ACCOMMODATION

LANDING
Radiator, power points.

BEDROOM 2
5.19m max x 2.19m extending to 3.44m (17'0" max x 7'2" extending to 11'3")
Radiator, power points.

ENSUITE BATHROOM
3.99m x 1.67m (13'1" x 5'5")
White suite comprising panelled bath with shower mixer taps over and shower screen. Pedestal wash hand basin. Low flush WC. Radiator.

STORAGE AREA
4.8m x 3.67m (15'8" x 12'0")
Power points, gas boiler, halogen spot lights.

OUTSIDE
Paved courtyard to the rear.
Please note: Only one car is to be left on the parking area at any one time

GARAGE
with electric door

DEOPSIT 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: 0844 4727000

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 .

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

rightmove ZOOPLA

clubleys.com

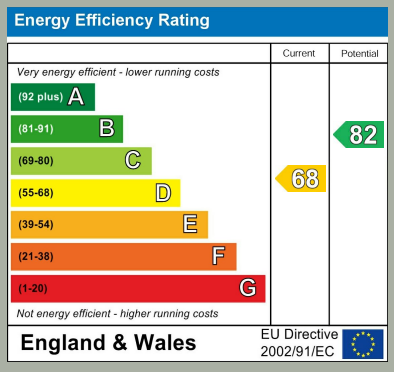




Estate Agents | Lettings Agents | Chartered Surveyors



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OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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The Pavilions
Bridgewater Road
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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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www.clubleys.com

ZOOPLA

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.