

CLUBLEYS



3, Barmby Road,
Pocklington, YO42 2DL
TO LET £950 PCM



3 bedroomed mid terraced house. Kitchen, Utility, Cloakroom, Lounge, 3 Bedrooms - 1 with ensuite, & family Bathroom. Double glazing. Gas heating. Double glazing. Detached garage and shared courtyard. Close to town.

Holding Deposit £215

Deposit £1095

EPC "C"

Council Tax Band "B"

RENT £950 PCM | DEPOSIT £1,095 | AVAILABLE FROM 10th April 2026
ERYC BAND: B

rightmove

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ENTRANCE HALL

LOUNGE

3.63 x 5.82 (11'11" x 19'1")

Double glazed windows to front and rear elevation.
Radiators, wall mounted fire and media wall

KITCHEN

2.73 x 3.29 (8'11" x 10'10")

Fitted wall & floor units, sink unit with mixer taps,
oven, integrated fridge & freezer, breakfast bar, power
points with USB sockets

UTILITY

2.35 x 2.7 (7'9" x 8'10")

Floor units, stainless steel sink unit, laminate flooring,
radiator. UPVC rear entrance door
Understairs cupboard
Door to Cloakroom

CLOAKROOM

Combined WC & sink, chrome ladder style radiator

LANDING

BEDROOM 1

3.3 x 2.7 (10'10" x 8'10")

Double glazed windows to front elevation. Built in
wardrobe with drawer unit. Radiator

ENSUITE

Low flush WC, hand basin in vanity unit, shower
cubicle and chrome towel rail.

BATHROOM

Low flush WC, hand basin in vanity unit, panelled
bath with shower over, chrome towel rail, mirror-
fronted wall unit

BEDROOM 2

3.3 x 3.6 (10'10" x 11'10")

Radiator, fitted wardrobe & dressing table unit. 2
windows to front elevation

BEDROOM 3

Radiator, fitted wardrobe & dressing table unit.
Windows to rear elevation

OUTSIDE

Communal shared courtyard with parking for 1 car
and garage

ADDITIONAL INFORMATION

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

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		89
(81-91) B		
(69-80) C	69	
(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.