

CLUBLEYS



11 Maxon Lodge, Union Street,
Pocklington, YO42 2XL
TO LET £495 Per Month



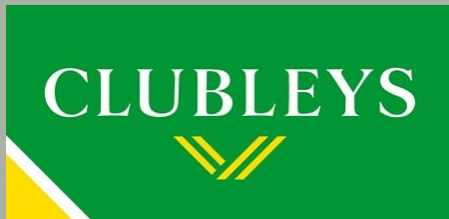
A top floor studio flat, close to Pocklington town centre. There is one parking space at the rear of the property
Holding Deposit £110
Deposit £570
EPC "C"
Council Tax Band "A"

RENT £495 Per Month | DEPOSIT £570 | AVAILABLE FROM 15th
December 2025
East Riding of Yorkshire BAND: A

rightmove

www.clubleys.com

zoopla



ENTRANCE LOBBY

Front entrance door and laminate flooring.

fees will be required in line with the Tenant Act fee 2019.

LIVING AREA/KITCHEN

5.82m x 4.55m (max) narrowing to 2.16m (19'1" x 14'11" (max) narrowing to 7'1")

Fitted with a range of wall and base units with drawers. Integrated oven, washing machine, fridge & hob with extractor hood over, circular stainless steel sink. Electric fire, double glazed window to the front of the property, laminate flooring, and further cupboard.

SHOWER ROOM

1.66m x 1.03m plus 1.97m (5'5" x 3'4" plus 6'5")

Fitted suite comprising shower cubicle, low flush WC, vanity hand basin. Tiled flooring and extractor fan.

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

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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.