



Scots Pines, Barmby Road,
Pocklington, YO42 2DL
TO LET £1,750 Per Calendar Month

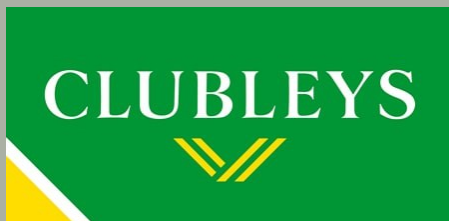


We are delighted to offer to the rental market this spacious and deceptive detached bungalow standing in a scheduled and private location. Having the benefit of a recently fitted kitchen, en-suite shower room and bathroom.

Accommodation offers entrance hall, fitted kitchen, separate dining room, conservatory, three bedrooms all with fitted wardrobes, the master bedroom having an en-suite shower room and house bathroom. Lovely gardens, garage and ample parking.

AVAILABLE EARLY SEPTEMBER
HOLDING DEPOSIT £400
DEPOSIT £2015
EPC "C"
COUNCIL TAX BAND "D"

RENT £1,750 Per Calendar Month | DEPOSIT £2,015 | AVAILABLE FROM
1st September 2026
ERYC BAND: D



ENTRANCE HALL

Entered via a front UPVC door, laminate flooring, alarm panel, storage cupboard, airing cupboard & radiator. Loft Hatch (please note, there is no access to the loft).

SITTING ROOM

3.63 x 6.18 (11'11" x 20'3")

A lovely light room having a UPVC bay window to the front elevation, living flame gas fire, sliding doors and two radiators. Blinds on windows and sliding door to the conservatory.

CONSERVATORY

2.65 x 3.58 (8'8" x 11'9")

Tiled floor, UPVC windows, plastered ceiling, radiator lights and power points.

DINING ROOM

3.54 x 4.39 (11'7" x 14'5")

Laminate flooring, UPVC window to the rear elevation and radiator.

DINING KITCHEN

4.38 x 4.33 (14'4" x 14'2")

Newly installed well appointed kitchen with fitted wall and base units, working preparation, UPVC window to the rear elevation, AEG double oven and separate AEG induction hob, one and half Bowl quartz sink unit, plumbing for dishwasher and washing machine, fitted fridge freezer, radiator and UPVC door to the rear of the property.

FAMILY BATHROOM

2.28 x 2.29 (7'6" x 7'6")

Newly fitted suite comprising of panelled bath with overhead shower, pedestal hand basin, low flush WC, radiator, underfloor heating and chrome heated towel rail.

MASTER BEDROOM

3.29 x 3.32 (10'10" x 10'11")

Double glazed window to the front elevation, radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

Fully tiled with enclosed shower cubicle, wash hand basin housed in a unit, push button wc, heated chrome radiator and underfloor heating. Double glazed window to side of property.

BEDROOM TWO

2.71 x 4.25 (8'11" x 13'11")

Double glazed window to the front elevation, radiator and fitted wardrobes.

BEDROOM TWO

2.90 x 2.70 (9'6" x 8'10")

Double glazed window to the front elevation, radiator and wardrobes.

OUTSIDE

65 meter gravelled driveway for the exclusive use of the property leading to slab and block work parking area, Established plants & shrubs, external lighting and hedge boundary which Landlord will maintain.

GARAGE

2.80 x 5.40 (9'2" x 17'9")

Fluorescent lighting and power point.

ADDITIONAL INFORMATION

Each window has fitted blackout roller blinds and keyed locks. The property also has an alarm system.

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.

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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	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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