CLUBLEYS

3, Hotham Grove, Pocklington, YO42 2RY
TO LET £1,450 PCM



3 bedroomed detached house on popular development towards the outskirts of town. The well appointed accommodation offers entrance lobby, Sitting Room, fitted Dining Kitchen with integrated fridge/freezer. Three bedrooms - one with ensuite shower room, bathroom. Double glazed windows and gas central heating. Integral garage, off road parking for two cars and enclosed rear gardens.
Double glazing to windows and gas central heating.
Deposit £1670
Holding Deposit £330
EPC 'B'
Council Tax Band D

RENT £1,450 PCM | DEPOSIT £1,670 | AVAILABLE FROM 4th November 2026

East Riding of Yorkshire BAND: D

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ENTRANCE LOBBY
Radiator

SITTING ROOM
4.06 x 3.63 (13'4" x 11'11")
Double glazed window to front, radiator.

INNER LOBBY

WC
Roca WC and hand basin, part tiled.

DINING KITCHEN
6.13 x 2.93 (20'1" x 9'7")
Fitted with wall and floor units incorporating Zanussi double oven, stainless steel sink unit, Zanussi 4 ring gas hob with extractor fan over, recessed ceiling lighting, laminate flooring, double glazed window to rear, under stairs cupboard, double doors to rear.

LANDING
Radiator.

BEDROOM 1
4.65 x 2.98 (15'3" x 9'9")
Double glazed window to rear, radiator.

EN SUITE
Suite comprising Roca shower cubicle, low flush WC with push button, floating hand basin, opaque double glazed window to rear, radiator.

BEDROOM 2
3.21 x 2.93 (10'6" x 9'7")
Double glazed window to front, radiator.

BEDROOM 3
3.10 x 2.06 (10'2" x 6'9")
Double glazed window to front, radiator.

FAMILY BATHROOM
Roca bath with mixer taps, low flush WC, floating hand basin, floating hand basin, opaque double glazed window to side.

GARAGE
5.13 x 2.29 (16'10" x 7'6")
Up and over door, power and light.

GARDEN
Fully enclosed garden to rear.

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: 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

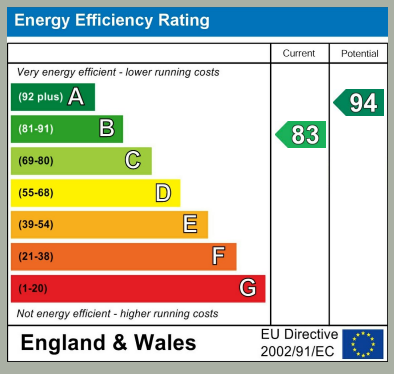




Estate Agents | Lettings Agents | Chartered Surveyors



CLUBLEYS



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

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The Pavilions
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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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ZOOPLA

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