

CLUBLEYS



94, Wold Road,
Pocklington, YO42 2QG
TO LET £775 Per Month



A 2 bedroomed semi detached house with parking & garage, and a good sized rear garden. Kitchen, Living Room, 2 Bedrooms & Bathroom. Gas fired central heating & double glazing.

HOLDING DEPOSIT £175

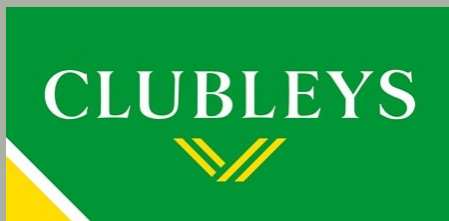
DEPOSIT £890

COUNCIL TAX BAND B

EPC RATING C

RENT £775 Per Month | DEPOSIT £890 | AVAILABLE FROM 9th January
2026

ERYC BAND: B



KITCHEN

3.50m x 2.71m (11'5" x 8'10")

Fitted wall and floor cupboards, works surfaces with fitted stainless steel sink unit, integral electric oven with gas hob and extractor fan over, part tiled walls, power points, plumbed for automatic washing machine, laminate floor, radiator and entrance door. Window to rear.

INNER HALL

Under stairs storage cupboard, integral door to garage.

LOUNGE

4.72m x 3.52m (15'5" x 11'6")

Coal effect electric fire in surround, ceiling coving, radiator, power points, TV point & stairs to first floor. Window to the front.

LANDING

Access to loft space, power points, and window to side.

BEDROOM ONE

3.53m x 3.06m (11'6" x 10'0")

Radiator, power points and telephone point. Window to the front.

BEDROOM TWO

3.51m x 2.72m (11'6" x 8'11")

Ceiling coving, radiator and power points. Window to the rear.

BATHROOM

White suite comprising of panelled bath with shower screen over, pedestal hand basin, low level WC, part tiled walls and extractor fan. Storage cupboard over staircase.

GARAGE

6.91 x 3.24

Detached garage with up and over door, power and light.

GARDEN

Large rear garden.

REFERENCES

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

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

ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode YO42 2QG. Mobile phone coverage for voice calls is available from Vodaphone & O2, EE & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

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	70	
(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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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.