CLUBLEYS

11, Sherbuttgate Road, York, YO42 2EW
TO LET £995 PCM



Situated in a popular residential area of Pocklington, this spacious two-bedroom detached bungalow offers generous, well-proportioned accommodation.
Externally, the bungalow benefits from ample off-street parking, and a single garage
Holding Deposit £225
Deposit £1145
EPC "D"
Council Tax Band "D"

RENT £995 PCM | DEPOSIT £1,145 | AVAILABLE FROM 20th November 2026

East Riding of Yorkshire BAND: D

ENTRANCE LOBBY
2.42m x 1.18m (7'11" x 3'10")
Entered via a timber front entrance door with opaque side panels.

ENTRANCE HALL
1.86m x 3.89m (6'1" x 12'9")
Storage cupboard, coving to the ceiling, and a radiator.

SITTING ROOM
7.06m x 3.56m (23'1" x 11'8")
Log burner, bay window to the front elevation, coving to the ceiling, double radiator, further radiator, and a UPVC rear door.

BEDROOM ONE
3.63m x 3.57m (11'10" x 11'8")
Fitted wardrobes, double radiator, and a double glazed window to the front elevation.

BATHROOM
2.19m x 2.03m (7'2" x 6'7")
Fitted suite comprising bath with shower over and side screen, pedestal hand basin, low flush WC, shaving point, part tiled walls, radiator, and opaque double glazed window to the side elevation.

BEDROOM TWO
3.38m x 2.40m excluding door recess (11'1" x 7'10" excluding door recess)
Storage cupboard, radiator, and double glazed window to the side elevation.

KITCHEN
2.97m x 3.72m (9'8" x 12'2")
Matching arrangement of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, Lamona hob with extractor hood above, eye level electric oven, pantry cupboard, radiator, and a double glazed window to the rear elevation.

REAR ENTRANCE
3.77m x 2.09m (12'4" x 6'10")
Double glazed window to the side and rear elevation, UPVC side door, storage cupboard, radiator, and wall mounted Ideal gas boiler.

WC
2.30m x 0.97m (7'6" x 3'2")
WC, pedestal hand basin, radiator, and opaque double glazed window to the rear elevation.

UTILITY
1.18m x 2.28m (3'10" x 7'5")
Double glazed window to the rear elevation, tiled flooring, and plumbing for a washing machine.

INTEGRAL GARAGE

OUTSIDE
Driveway to the front leading to the integral garage. Low maintenance rear garden.

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 .

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

clubleys.com

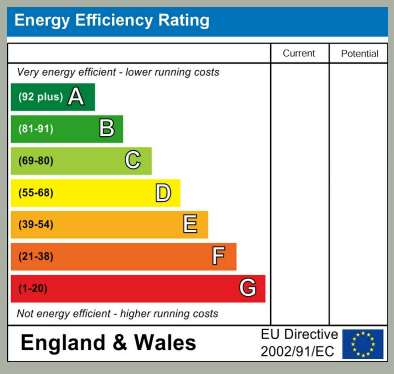




Estate Agents | Lettings Agents | Chartered Surveyors



CLUBLEYS



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

DEPOSIT PROTECTION SCHEME
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 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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

ZOOPLA

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.