

CLUBLEYS



8, Clarkes Lane,
Pocklington, YO42 2AW
TO LET £725



Recently refurbished first floor apartment situated in the desirable market town of Pocklington. Entered via a communal entrance hall, lovely light living room, fitted breakfast kitchen with integrated appliances, two bedrooms and re-fitted bathroom suite.

Holding Deposit £165

Deposit £835

EPC "D"

Council Tax Band "A"

RENT £725 | DEPOSIT £835 | AVAILABLE FROM 14th March 2025
ERYC BAND: A



INNER HALLWAY

0.97 x 2.54 (3'2" x 8'3")

Fitted carpet, radiator

KITCHEN

4.33 x 2.89 (14'2" x 9'5")

Newly fitted with a range of wall and base units and working surfaces, integrated washer/dryer and fridge, gas hob & electric oven, stainless steel sink unit.

Radiator and Lino flooring

BATHROOM

3.45 x 2.85 (11'3" x 9'4")

White suite comprising "P" shaped bath with shower over, wc & hand basin in vanity unit. Chrome towel radiator

LIVING ROOM

4.31 x 3.39 (14'1" x 11'1")

Fitted carpet, electric fire

BEDROOM ONE

5.09 x 3.15 (16'8" x 10'4")

Fitted carpet, radiator

BEDROOM TWO

2.55 x 3.15 (8'4" x 10'4")

Fitted carpet, radiator

ADDITIONAL INFORMATION

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

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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

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