

CLUBLEYS



3, Buck Inn Yard,
Pocklington, YO42 2PJ
TO LET £1,295 Per Month



Buck Inn Yard offers versatile accommodation over 3 floors close to Pocklington Town Centre. Large kitchen, 2 living areas with impressive sun room, 3 bedrooms, 1 with en suite & family Bathroom. There is gated access with a garage.

Holding Deposit £295

Deposit £1490

EPC "C"

Council Tax Band "D"

RENT £1,295 Per Month | DEPOSIT £1,490 | AVAILABLE FROM 6th
January 2025
ERYC BAND: D

rightmove

www.clubleys.com

zoopla

GROUND FLOOR**HALL**

2.00 x 4.11 (6'6" x 13'5")

Front entrance door with stairs to the first floor,

Laminate flooring & radiator

Leading to:-

LIVING ROOM

3.32 x 3.41 (10'10" x 11'2")

Sash window to front elevation. Radiator, Laminate flooring

FITTED KITCHEN

4.87 x 3.81 (15'11" x 12'5")

Fitted with a range of wall and base units. Integrated dishwasher, gas boiler in concealed cupboard, range oven with gas hob, Belfast sink and sash window to rear of property. Laminate flooring

WC

White w.c. and corner hand basin. Laminate flooring

1ST FLOOR

Sash window to front elevation, radiator and laminate flooring

LOUNGE

3.25 x 5.45 (10'7" x 17'10")

with laminate flooring and radiator

SUN ROOM

1.89 x 3.66 (6'2" x 12'0")

With full glass roof and laminate flooring

MASTER BEDROOM

3.29 x 3.32 (10'9" x 10'10")

Sash window to front elevation, fitted cupboards

EN SUITE

Shower cubicle, wc and hand basin

2ND FLOOR

access to loft

BEDROOM 2

3.71 x 2.91 (12'2" x 9'6")

Sash window to front elevation, radiator and fitted walk in cupboards

BEDROOM 3

2.67 x 3.97 (8'9" x 13'0")

Sash window to rear, radiator and fitted cupboards

BATHROOM

Bath, separate shower cubicle, vanity hand basin and airing cupboard with hot water cylinder

GARAGE

With automatic door, electricity and fitted cupboards

OUTSIDE SPACE

Small courtyard at rear

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.

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

clubleys.com



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	73	
(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

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.