

CLUBLEYS



1, Penny Court,  
Pocklington, YO42 2DA  
TO LET £625 Per Calendar Month



**\*\*AVAILABLE BEGINNING OF JANUARY 2026\*\*** Situated close to Pocklington Town Centre and all the amenities. Offering fitted kitchen, lounge with stairs off leading to the bathroom and bedroom.

One allocated parking space and low maintenance gardens.

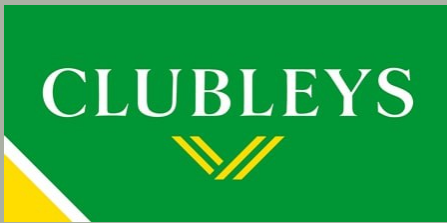
Holding Deposit £140

Deposit £720

Council Tax Band 'A'

EPC 'D'

RENT £625 Per Calendar Month | DEPOSIT £720 | AVAILABLE FROM 10th  
January 2026  
BAND: A



#### FITTED KITCHEN

1.98m x 3.08m (6'5" x 10'1" )

Floor and wall cupboards, working surface incorporating stainless steel sink unit, integrated oven with extractor hood over, plumbing for a washing machine. and double glazed window to the front elevation.

#### LOUNGE

3.10m x 3.44m (10'2" x 11'3")

Night storage heater, and double glazed window to the rear elevation.

#### FIRST FLOOR ACCOMMODATION

##### BEDROOM

3.41m x 2.54m (11'2" x 8'3" )

Fitted wardrobes, access to the loft, night storage heater, and double glazed window to the rear elevation.

##### BATHROOM

Fitted suite comprising bath with mixer shower attachment, WC, hand basin, chrome radiator, and opaque double glazed window to the front elevation.

#### OUTSIDE

#### ADDITIONAL INFORMATION

##### 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



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

52 Market Place, Pocklington, York, YO42 2AH  
 01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://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.