

CLUBLEYS



30, Grainger Drive,
Pocklington, YO42 2ST
TO LET £950 Per Month



A well presented mid terraced house situated on Grainger Drive in the picturesque market town of Pocklington. This delightful property offers open plan kitchen/lounge which is perfect for relaxing or entertaining guests with a useful cloakroom/w.c off. On the first floor are two bedrooms and house bathroom To the front of the property is parking for two vehicles, enclosed rear garden with decking, covered seating area and garden shed

Holding Deposit £215
Deposit £1095
EPC "B"
Council Tax Band "B"

RENT £950 Per Month | DEPOSIT £1,095 | AVAILABLE FROM 5th August
2026

ERYC BAND: B

ENTRANCE HALL

UPVC door, Radiator and laminate flooring, stairs to first floor.

KITCHEN/LIVING ROOM

6.71 x 2.73 (22'0" x 8'11")

Fitted with a range of base and wall units, electric oven, 4 ring gas hob, plumbing for a washing machine and space for fridge freezer.

Wall mounted gas boiler, UPVC window to the front of the property and UPVC patio doors to rears. 2 x radiators and laminate flooring.

WC

1.31 x 0.84 (4'3" x 2'9")

Fitted with a wc, wash hand basin, extractor, radiator and laminate flooring.

STAIRS/LANDING

fitted carpet, spotlight and loft access

BEDROOM 1

2.36 x 3.78 (7'8" x 12'4")

UPVC window to the rear of the property, fitted carpet and radiator.

BEDROOM 2

2.35 x 3.70 (7'8" x 12'1")

UPVC window to the front of the property, fitted carpet and radiator.

BATHROOM

1.85 x 1.70 (6'0" x 5'6")

Panelled bath with shower over, glass shower screen, wc, wash hand basin, radiator, extractor and Laminate floor.

UPVC privacy window.

OUTSIDE

2 Parking spaces to the front of the property.

Enclosed rear garden with decking and a covered seating area. Lawned area and shed.

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		82	
(81-91) B			
(69-80) C			
(55-68) D			
(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

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BS99 6AA
Tel: 0330 3030030

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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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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.