

CLUBLEYS



73B, Market Street,  
York, YO42 2AE  
TO LET £675 PCM



Available Now

A 2nd floor flat located in the centre of Pocklington. Offering Sitting Room, Two Bedrooms, Bathroom and Fitted Kitchen.

No Pets.

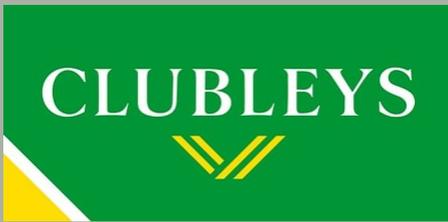
Holding Deposit £155

Deposit £775

EPC "E"

Council Tax Band "A"

RENT £675 PCM | DEPOSIT £775 | AVAILABLE FROM 26th March 2025  
ERYC BAND: A



#### STAIRS TO 1ST & 2ND FLOOR ACCOMODATION

##### ENTRANCE HALL

Stairs from the first floor to the 2nd floor & landing

##### LIVING ROOM

2 Sash windows to the front of the property. Fitted carpet and electric heater

##### KITCHEN

Recently fitted with a range of wall and base units, ceramic hob, laminate flooring and breakfast bar. Double glazed window to the rear

##### WALK IN PANTRY

Shelved with laminate flooring

##### BATHROOM

Shower cubicle, pedestal hand basin and w.c. Vinyl flooring and storage cupboard

##### BEDROOM 1

Sash window to the front of the property. Fitted carpet and electric heater

##### BEDROOM 2

Double Glazed window to the rear of the property. Fitted carpet and electric heater

##### 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: 0844 4727000

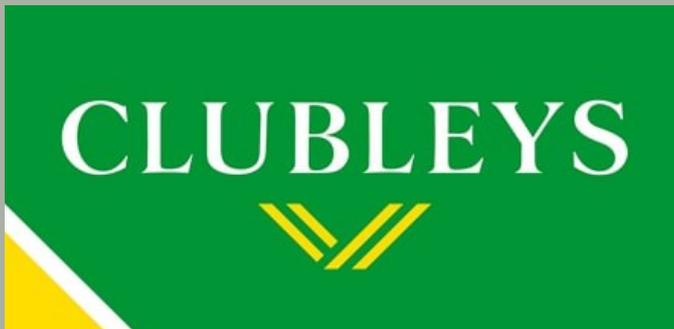
##### REFERNCES

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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The Deposit Protection Service  
The Pavilions  
Bridgewater Road  
Bristol  
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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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.