

CLUBLEYS



44, George Street,
Pocklington, YO42 2DQ
TO LET £650 Per Calendar Month



Available Mid January 2025

A 2 bedroomed end terrace property. Ideally situated just a short walk from the town centre. Open plan living area/kitchen, two bedrooms and a bathroom. UPVC double glazing & gas central heating.

Holding Deposit £150

Deposit £750

EPC "E"

Council Tax Band "A"

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 17th
January 2025
ERYC BAND: A



THE ACCOMMODATION COMPRISES

LIVING AREA/KITCHEN

7.08 x 3.41 Max (23'3" x 11'2" Max)

Living Area:

Leading in from a UPVC entrance door, UPVC double glazed window to the front elevation, laminate flooring, radiator, fire place, feature spiral stair case leading to first floor accommodation and storage cupboard.

Kitchen area:

Fitted with a range of wall and base units with roll top work surfaces, under cupboard lighting, integrated oven, four ring gas hob, glass splash back, cooker hood, integrated slim line dishwasher, washing machine, under counter fridge and freezer, stainless steel sink with drainer incorporated into work top, mixer tap, UPVC double glazed windows to both side elevations and boiler housed in wall cupboard.

LANDING

Cupboard and UPVC double glazed window to the side elevation.

MASTER BEDROOM

3.27 x 3.39 Max (10'9" x 11'1" Max)

Carpet flooring, UPVC double glazed window to the front, radiator and feature fireplace.

BEDROOM TWO

4.26 x 2.71 (14'0" x 8'11")

Steps leading up, carpet flooring, radiator and UPVC double glazed window to the front elevation.

BATHROOM

Vanity sink unit, wc, heated towel rail, bath with overhead shower and shower screen, part tiled walls, UPVC frosted double glazed window to the side elevation, extractor fan and two storage cupboards.

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

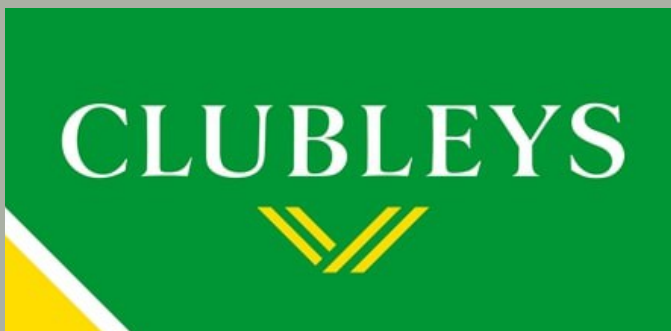
BS99 6AA

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		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
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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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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