

CLUBLEYS



9A, Regent Street,
YO42 2QN
TO LET £815 Per Month



Ideally situated in the heart of the town centre, this well-presented two-bedroom terraced house offers convenient access to local shops, amenities and transport links.

The accommodation provides comfortable living space with two bedrooms, making it ideal for a professional couple or small household.

Externally, there is an enclosed yard to the rear with a useful brick-built storage shed.

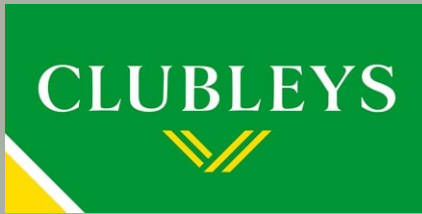
Holding Deposit £185

Deposit £940

EPC D"

Council Tax Band "B"

RENT £815 Per Month | DEPOSIT £940 | AVAILABLE FROM 1st October 2026
ERYC BAND: B



ENTRANCE HALL

UPVC front door and window, fitted carpet

LIVING ROOM

3.92 x 2.10 (12'10" x 6'10")

UPVC Window to the front and side of the property, open Fire place, radiator and fitted carpet. Stairs to the first floor accommodation.

KITCHEN/DINER

3.91m x 2.08m (12'10" x 6'10")

Fitted with a range of wall and base units, with oven, induction hob and extractor. UPVC door and window to rear of the property, radiator and tiled floor.

STAIRS/LANDING

with loft access

BEDROOM ONE

3.01 x 3.68 (9'10" x 12'0")

UPVC Window to the front of the property, radiator, fitted carpet and walk in wardrobe/cupboard.

BEDROOM TWO

3.96 x 2.07 (12'11" x 6'9")

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

BATHROOM

1.90 x 1.63 (6'2" x 5'4")

Bath with electric shower over, pedestal hand basin, chrome towel rail, extractor fan, heater and shaver socket. UPVC window to the side of the property and tiled floor.

REAR COURTYARD

Access from the kitchen or via a side passage, there is a brick built shed with electricity. Walled boundary and paved

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.

REFERENCING

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

zoopla