

CLUBLEYS



5, Grainger Drive,
Pocklington, YO42 2ST
TO LET £1,025 Per Month



Built by Persimmon Homes in 2019 this well presented end terraced house.

Offering entrance hall, cloakroom/w.c, sitting room, fitted kitchen with a range of floor and wall cupboards. To the first floor landing are two double bedrooms with master benefitting from en-suite facilities, third single bedroom and the family bathroom fitted with modern white three piece suite.

Externally there is off street parking for two cars to the front and a fully enclosed rear garden with a seating area.

Holding Deposit £225

Deposit £1145

EPC "B"

Council Tax Band "C"

RENT £1,025 Per Month | DEPOSIT £1,180 | AVAILABLE FROM 11th
August 2025
ERYC BAND: C

rightmove 

www.clubleys.com

ZOOPLA



ENTRANCE HALL

Entered via a front entrance door, concealed radiator and stairs to the first floor accommodation.

CLOAKROOM/WC

0.91m x 1.69m (2'11" x 5'6")

Corner hand basin, low level WC, tiled flooring and opaque double glazed window to the front elevation

LIVING ROOM

4.36m x 3.65m (14'3" x 11'11")

Double glazed window to the front elevation with fitted shutters, understairs cupboard, laminate flooring and radiator.

LANDING

Access to the loft and storage cupboard.

KITCHEN/DINER

2.68m x 4.66m (8'9" x 15'3")

Fitted with a matching arrangement of floor and wall cupboards, built in oven with four ring gas hob, one and half stainless steel sink unit with mixer tap, double glazed window to the rear elevation, double patio door, double radiator, gas central heating boiler in concealed cupboard and tiled flooring.

BEDROOM ONE

2.94m x 2.91m (9'7" x 9'6")

Double glazed window to the front elevation with fitted shutters, radiator and cupboard with hanging rail

EN-SUITE SHOWER ROOM

Comprising shower cubicle, pedestal wash hand basin, low level WC and opaque double glazed window to the front elevation.

BEDROOM TWO

2.31m x 2.78m (7'6" x 9'1")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.30m x 1.79m (7'6" x 5'10")

Double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

Comprising bath, low level WC, hand basin and opaque double glazed window to the side elevation.

OUTSIDE

Enclosed rear garden with patio seating area. Two parking spaces to the front.

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: 0303 303 0030

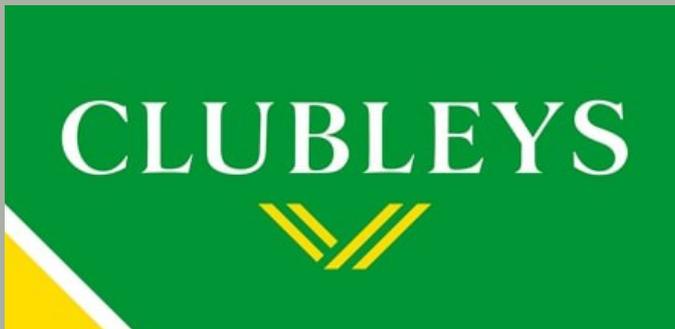
ADDITIONAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 9000 Mbps is available at this postcode YO42 2ST. Mobile phone coverage for voice calls is available from Vodafone, O2 & EE. Three has variable coverage. The checker results are predictions and should not be regarded as guaranteed.

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Estate Agents | Lettings Agents | Chartered Surveyors



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
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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	
(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	

Chartered Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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