

CLUBLEYS



45, The Oval,
York, YO42 2LP
TO LET £950 PCM



A large three bedroom semi detached house close to Pocklington town centre. Accommodation comprises entrance lobby, sitting room, kitchen, office, shower room, three bedrooms, bathroom, driveway, front and rear garden with large workshop with power and shed at the rear.

Holding Deposit £215

Deposit £1095

Council Tax Band "B"

EPC "E"

RENT £950 PCM | DEPOSIT £1,095 | AVAILABLE FROM 11th April 2025
ERYC BAND: B



ENTRANCE HALL

With understairs cupboard, window to the front of the property and doors to:-

LIVING ROOM

Fitted carpet, gas fire, window to the front of the property and patio doors to the rear

KITCHEN

Fitted with a range of wall & base units, oven and ceramic hob, dishwasher, plumbing for washing machine. Window to rear of the property and tiled flooring.

INNER HALL

With doors to the front and rear of the property

OFFICE

Window to the front of the property, fitted carpet. Door to:-

SHOWER ROOM

Walk in shower, wc, handbasin, window to rear of the property and lino flooring

HALL/STAIRS/LANDING

Window to the front of the property, fitted carpet

BEDROOM 1

Window to the rear of the property, fitted cupboard

BEDROOM 2

Window to the rear of the property, fitted cupboard

BEDROOM 3

Window to the front of the property

BATHROOM

Windows to the front & side of the property, corner bath with shower over, wc, pedestal handbasin, lino flooring

REAR GARDEN

Paved and laid to lawn. Large shed/workshop along the rear boundary with electricity

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

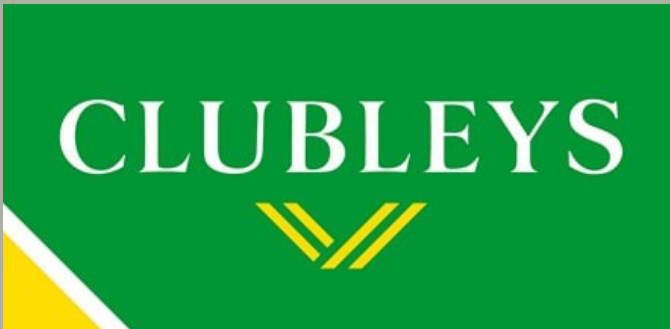
REFERENCING


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
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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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.