

CLUBLEYS



8, Station Road,
Pocklington, YO42 2SQ
TO LET £825 Per Calendar Month



AVAILABLE NOW

2 bedroomed town house located close to the town centre.

Entrance Lobby, Lounge, Dining Kitchen, Conservatory, 2 Bedrooms and Bathroom. Garage, parking and low maintenance garden. Sealed unit windows and gas heating system.

Holding Deposit £190

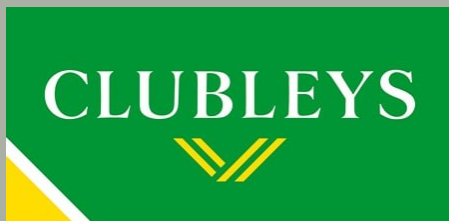
Deposit £950

Council Tax Band "B"

EPC Band "C"

RENT £825 Per Calendar Month | DEPOSIT £950 | AVAILABLE FROM 21st
October 2026

East Riding Council BAND: B



ENTRANCE LOBBY

Front entrance door, window to front

SITTING ROOM

4.5 x 3.6 (max) (14'9" x 11'10" (max))

Window to front & radiator.

INNER HALLWAY

Understairs cupboard, radiator

KITCHEN

3.3 x 3.6 (10'10" x 11'10")

Range of wall and floor units, stainless steel sink unit, Stoves cooker, cooker hood over, wall mounted boiler, radiator. Door to rear porch

REAR PORCH/UTILITY

Of wooden construction. Floor units, tiled floor, light

BATHROOM

Walk-in shower, with screen & curtain, white low flush WC and hand basin, radiator

BEDROOM 1

3.3 x 3.6 (10'10" x 11'10")

Window to rear elevation. Radiator

BEDROOM 2

3.6 x 2.7 (11'10" x 8'10")

Window to front elevation. Radiator, access to loft

LANDING

3 x storage cupboards, access to loft

OUTSIDE

Paved rear garden with flower borders. Pedestrian access

GARAGE

Brick built garage with up and over door, power and light

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

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: 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		
(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

DEPOSIT PROTECTION SCHEME

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 3030030

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
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.