



TO LET

4 Edward Street  
Pocklington  
YO42 2DS

NEW



AVAILABLE NOW!

A 3 bedroom end terrace house located in a small cul-de sac of similar style properties within easy walking distance of the town centre. The accommodation comprises Entrance, Sitting Room, Fitted Dining Kitchen and ground floor bathroom with 3 bedrooms to the first floor. Rear garden & courtyard.

£130 Holding Deposit

£690 Bond Required.

---

**RENT £600 Per calendar month | DEPOSIT £690 | HOLDING DEPOSIT  
HD £130**

---

## ROOM MEASUREMENTS

**AVAILABLE NOW!**  
A 3 bedroom end terrace house located in a small cul-de sac of similar style properties within easy walking distance of the town centre. The accommodation comprises Entrance, Sitting Room, Fitted

**AVAILABLE NOW!**  
A 3 bedroom end terrace house located in a small cul-de sac of similar style properties within easy walking distance of the town centre. The accommodation comprises Entrance, Sitting Room, Fitted

All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## 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: 0844 4727000

## 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 would be refunded.



## REFERENCING

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

## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am to 3 pm Saturday

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) <b>A</b>			(91-100) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Chartered Surveyors  
Estate Agents Lettings  
Agents &  
Auctioneers

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

OnTheMarket.com

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 as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.