

# HORNSEYS

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**£750 PCM**

## **14 Harper Close, Pocklington, York, YO42 2GW**

A well presented 2 bedroom semi detached house situated on a corner plot in this cul-de-sac location. The property comprises entrance lobby, living room, kitchen diner, conservatory, rear entrance hall, cloakroom, 2 bedrooms, shower room, garage, driveway, gardens front and rear. The property also benefits from gas central heating and UPVC double glazing.

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses.

DUE TO CURRENT RESTRICTIONS AND HIGH DEMAND FOR RENTAL PROPERTIES, APPLICATION FORMS NEED TO BE COMPLETED PRIOR TO THE AGENT BEING ABLE TO OFFER A VIEWING. NO PETS. TENANTS MINIMUM REQUIRED INCOME FOR THIS PROPERTY IS £23,000 YEARLY SALARY



**Bedrooms Bathrooms Receptions**

**2**

**1**

**1**





## POCKLINGTON

Set at the foot of the Yorkshire Wolds Pocklington is a bustling market town with many amenities including shops, supermarkets, banks, post office, schools, health centre, bus station, restaurants and public houses. Sports and leisure facilities are also well catered for with a swimming pool, gymnasium and playing field. Central to the town is the 15th century All Saints church and the popular Arts Centre featuring theatre, cinema, live musical and comedy events and art exhibitions. Pocklington is also home to Burnby Hall Gardens, eight acres of beautifully landscaped gardens with two lakes containing the largest collection of water lilies in a natural setting in Europe. The town is ideally located for commuting to York, Hull or Leeds and for easy access to the M62 motorway.

## ACCOMMODATION

### ENTRANCE LOBBY

1.28m x 1.20m (4'2" x 3'11")

UPVC entrance door.

### LIVING ROOM

4.02m (max) x 4.02m (13'2" (max) x 13'2")



Electric fire with modern white surround, ceiling coving, storage cupboard, stairs off, TV point, radiator.

### KITCHEN DINER

4.19m x 2.49m (13'8" x 8'2")



Fitted white kitchen with beech effect work surfaces over, stainless steel sink & drainer with mixer tap, Neff electric

double oven, gas hob with extractor fan over, integrated fridge, wood effect flooring, part tiled walls, radiator.

## CONSERVATORY

2.61m x 2.30m (8'6" x 7'6")

Set on a dwarf brick wall, tiled flooring, radiator.

## REAR ENTRANCE HALL

2.17m (min) x 2.06m (7'1" (min) x 6'9")

UPVC French doors to garden, door into garage.

## CLOAKROOM

1.96m x 1.23m (6'5" x 4'0")

Low flush WC, pedestal wash basin, part tiled walls, tile effect flooring.

## FIRST FLOOR

### LANDING

Loft access point.

### BEDROOM 1

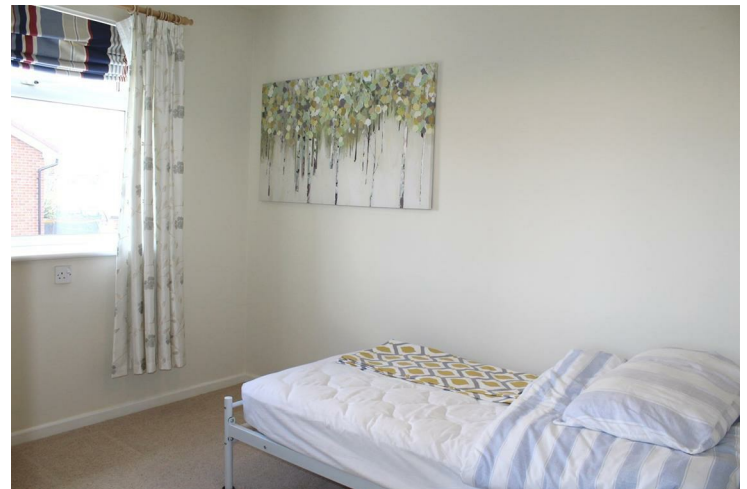
3.18m x 2.81m (10'5" x 9'2")



Fitted wardrobes, radiator, storage cupboard housing gas central heating boiler & radiator.

### BEDROOM 2

3.09m x 2.39m (10'1" x 7'10")



Radiator.

## SHOWER ROOM

1.88m x 1.72m (6'2" x 5'7")



Shower cubicle with plumbed shower, low flush WC, pedestal wash basin, part tiled walls, radiator.

## OUTSIDE



## GARAGE

3.14m x 5.11m (10'3" x 16'9")

Electric up and over door, power & light, door to rear garden.

## FRONT GARDEN

Low maintenance gravel garden with driveway.

## REAR GARDEN



Laid to lawn with brick and timber boundaries, shrub & flower borders, decking & timber summer house.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

## COUNCIL TAX

Council tax band B.

## TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

## RENT

£750 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £865 as security against damage, breakages, outstanding accounts or outstanding rent.

## VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

Tenants minimum required income for this property £23,000 yearly salary.

Due to current restrictions and high demand for rental properties, application forms need to be completed prior to the agent being able to offer a viewing. Application forms available from the agents.

## IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

## AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

## FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

## DISCLAIMER

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