

CLUBLEYS



20B Brindlegate,
Pocklington YO42 2HB



Modern two bedroomed semi detached house situated close to Pocklington town centre. Built to a high specification features include sliding sash double glazed windows, gas central heating, ground floor underfloor heating, car parking space, fully fitted kitchen and modern bathroom suite. The property is not suitable for pets or smokers. Bond £770. Holding Deposit £150.

**RENT £675 Per calendar month | DEPOSIT £770 | HOLDING DEPOSIT HD
£150
AVAILABLE FROM Mid**

LOCATION

LIVING ROOM
INNER HALL
WC
DINING KITCHEN
LANDING
BEDROOM 1
BEDROOM 2
BATHROOM

THE ACCOMODATION COMPRISES

LIVING ROOM 13'8" x 12'6" (4.16 x 3.81)

Front entrance door, stairs to first floor, Upvc double glazed sash style window to front, wooden effect vinyl click flooring, 2 TV aerial points, under floor heating.

INNER HALL

Fitted Cupboard

WC

Low flush WC, hand basin set in floating vanity unit.

DINING KITCHEN 12'6" x 10'2" (3.82m x 3.11m)

Fitted with range of wall and floor units with work surfaces, sink unit, integrated fridge, freezer, washer, and dishwasher. Electric over and hob with stainless steel extractor hood over. Cupboard housing boiler. Upvc double glazed sash window to rear, rear entrance door., Wooden effect vinyl click flooring, under floor heating.

LANDING

Light tunnel

BEDROOM 1 12'6" x 10'3" (3.81m x 3.12m)

2 Velux windows to the rear.

BATHROOM

Suite comprising panel bath with shower over, low flush WC, hand basin, chrome ladder style radiator, part tiled, tiled floor.

BEDROOM 2 12'6" x 9'3" (3.81m x 2.81m)

Upvc sash window to side.

OUTSIDE

Lawned garden to front.

Enclosed rear garden with paved patio, lawned area, outside tap, side pedestrian access.

PARKING

Allocated parking space in parking area.

PERSONEL INTEREST

Under the estate agent act 1979. The owner is an employee of Chris Clubleys & Co Ltd.

VIEWING

By appointment with the agent.

OPENING HOURS

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

BOND

A bond will be required.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

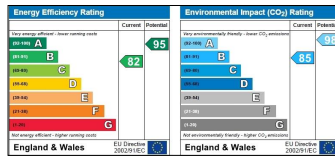
The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0844 4727000

LOCAL AUTHORITY

East Riding of Yorkshire



VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
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.

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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.

Chartered Surveyors
Estate Agents
Lettings Agents &
Auctioneers

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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.