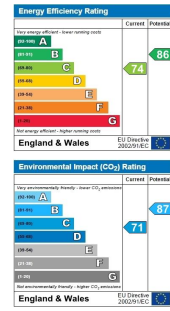


It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant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



### 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

Chris Clubley & Co. Ltd. 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 Chris Clubley & Co. Ltd. has the authority to make or give any representation or warranty in relation to the property.

# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

22 Springfield Road  
Pocklington, YO42 2UY  
£575 Per calendar month



TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX MONTHS .

Please note that prospective tenants are responsible for referencing fees through 'HomeLet' and legal fees for the tenancy agreement.

Two bedroomed semi detached bungalow situated in a popular residential area. The accommodation comprises lounge/dining room, two bedrooms, bathroom, gravelled driveway leading to a detached garage and enclosed south facing rear garden. Double glazing to windows, gas heating system and solar panels. Not suitable for children. No Pets or Smokers. £725 Bond Required.

AVAILABLE NOW  
PL2015/03/16

[www.chrisclubley.co.uk](http://www.chrisclubley.co.uk)

Branches at: Pocklington, Market Weighton & Brough



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pocklington@chrisclubley.co.uk [www.chrisclubley.co.uk](http://www.chrisclubley.co.uk)  
Text: CLUBLEY to 84840 to download our mobile App





## 22 Springfield Road, Pocklington, YO42 2UY

### DIRECTIONS

On leaving our Market Place office turn left up the market place then turn left at the T junction onto Regent Street. At the end of Regent Street turn left onto New Street then take the 3rd turning on your right onto Burnby Lane. Continue along Burnby Lane and take the first turning on your left onto Wold Road, then take your first right onto Pinewood Road and Springfield Road is the first turning on your left.

### THE ACCOMMODATION COMPRISES;

#### ENTRANCE PORCH

Tiled flooring, upvc front door and cupboard housing gas boiler.

#### KITCHEN

9'9" x 7'0" (2.98m x 2.13m)  
Fitted with wall and base units, plumbing for washing machine, built in oven, four ring gas hob, extractor hood, radiator, double glazed window to the side elevation and double glazed side door.

#### SITTING/DINING ROOM

11'3" x 16'7" (3.44m x 5.06m)  
Double glazed bay window to the front elevation, coving to ceiling, radiator and living flame gas fire set in adam style surround.

### INNER HALLWAY

Access to part boarded loft and cupboard.

#### BEDROOM ONE

9'9" x 11'8" (2.96m x 3.56m)  
Double glazed window to the rear elevation, radiator and coving to ceiling.

#### BEDROOM TWO

8'8" x 8'5" (2.65m x 2.57m)  
Double glazed window to the rear elevation, radiator and coving to ceiling.

#### BATHROOM

Fitted suite comprising pedestal wash hand basin, low level WC, bath with electric shower over and double glazed window to the side elevation.

#### DETACHED GARAGE

Up and over door, power and light.

#### OUTSIDE

South facing paved rear garden with raised flower beds, gravelled driveway to the side, paved garden to the front.

### ADDITIONAL INFORMATION

#### SERVICES

Mains Water, Electricity, Gas and Drainage. Telephone connection subject to renewal by British Telecom.

### APPLIANCES

None of the electrical or Gas appliances have been tested by the Agent.

### LOCAL AUTHORITY

East Riding of Yorkshire B

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance

of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority. We don't normally charge a broker fee; however should a fee be charged it will typically be £199, payable on completion. The precise amount will depend on your circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage.

### BOND & TENANCY AGREEMENT

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

### OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

### CONTENTS INSURANCE