

CLUBLEYS
V

11 The Lilacs
Pocklington, YO42 2GE

**£485 Per
calendar
month**



THE LOCATION

THE PROPERTY



DESCRIPTION

TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX MONTHS

Please note that the prospective tenant is responsible for referencing fees through 'HomeLet', and legal fees for the tenancy agreement.

A 2 bedroomed town house with parking and garden. The accommodation comprises: Entrance Lobby, Kitchen, Lounge, Family Bathroom, 2 Bedrooms. No pets or smokers. Bond £625.

DEPOSITS

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

The Deposit Protection Service
The Pavillions
Bridgewater Road
BRISTOL BS99 6AA
www.depositprotection.co.uk
Tel: 0870 703 6206

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 damage caused by the tenant to the furniture, fixtures and fittings of the property. This insurance can either be on a block scheme operated by Chris Clubley & Co., details upon request, or alternatively the tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

Side Entrance door.

KITCHEN 9'9" x 5'9" (2.97m x 1.75m)

Fitted with wall and floor units, built in electric oven and 4 ring electric hob, extractor fan, stainless steel sink unit with mixer taps, double glazed window to the rear, breakfast bar area. Night storage heater.

LOUNGE 14'4" x 13'0" max (4.37m x 3.97m max)

Night storage heater, double glazed bay window to the front, understairs cupboard, stairs to first floor accommodation.

FAMILY BATHROOM

Three piece suite comprising : low flush WC, hand basin, bath with shower over and shower screen, tiled.

BEDROOM 1 10'5" x 9'9" (3.18m x 2.98m)

Night storage heater, double glazed window to rear, cupboard housing hot water cylinder and immersion heater.

BEDROOM 2 9'10" x 6'10" (2.99m x 2.08m)

Double glazed window to rear.

OUTSIDE

Allocated car parking space. Paved, fully enclosed garden to rear.

OBTAINING REFERENCES

We use Homelet to obtain tenant references, fees are £100 per adult but discount may be available on the second applicant subject to each individuals circumstances.

DEPOSIT AND TENANCY AGREEMENT

A deposit will be required, the amount is stated in the main property description. The tenant is responsible for the fees incurred when drawing up the tenancy agreement, this will usually be £120.

VIEWING

By appointment with the agent.

OPENING HOURS

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

BOND AND TENANCY AGREEMENT FEES

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

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 Pavillions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0844 4727000



CLUBLEYS



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

52 Market Place, Pocklington, York,
YO42 2AH

01759 304040 01759 303279

pocklington@clubleys.com

www.clubleys.com

Text: Clubley to 84840 to download
our mobile app

