



## THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school.

## THE PROPERTY

AVAILABLE JANUARY 2020

TO LET ON AN ASSURED SHORTHOLD  
TENANCY AGREEMENT FOR SIX MONTHS  
INITIALLY. BOND £1125.

Immaculately presented 4 bed property on the outskirts of Pocklington. With stunning open views to the front of the property and enclosed garden to the rear. There are 2 parking spaces to the front of the property also.





**KITCHEN / DINER** 11'5" x 22'2" (3.48 x 6.76)

Well appointed fitted kitchen, with recessed lighting and tiled floor, integrated dishwasher, fridge/freezer, electric double oven, gas hob with extractor fan over, composite dark grey sink unit & water softener. Window to the rear of the property with venetian blinds. There is a dining & seating area, with an arched window & open views to the front of the property. Surround sound.

**UTILITY ROOM** 5'10" x 7'4" (1.78 x 2.24)

Range of wall & base unit with tiled floor, housing integrated washer/dryer & boiler. Built in Storage cupboard.

**WC**

Tiled walls & floor, wall mounted w.c. Fitted unit housing sink & radiator.

**LIVING ROOM** 11'7" x 22'2" (3.54 x 6.75)

Windows to front of the property and bi-folding doors to rear. Carpeted throughout with curtains, blinds & surround sound.

**BEDROOM 1** 11'9" x 12'9" (3.57 x 3.89)

Open views to the front of the property, with fitted wardrobes, roman blinds & curtains, radiator & surround sound.

**EN-SUITE**

Double walk in shower, wall hung w.c. Sink in unit, venetian blinds, towel radiator & mirrored cupboard with light.

**BEDROOM 2** 10'11" x 11'10" (3.33 x 3.60)

Open views to the front of the property, with fitted wardrobes, roman blinds & curtains, radiator.



**BEDROOM 3** 8'4" x 10'11" (2.55 x 3.32)

View to rear of the property, with fitted wardrobes, roman blinds & radiator.

**BEDROOM 4** 9'0" x 6'6" (2.75 x 1.99)

View to the rear of the property, with fitted wardrobes, roman blinds & radiator.

**BATHROOM** 5'7" x 8'4" (1.69 x 2.54)

Karndean flooring, bath with shower over and glass shower screen, wall hung w.c. Sink unit, towel radiator, shaver socket, mirrored cupboard & venetian blinds.

**REAR GARDEN**

Laid to patio with lawned area, established shrubs/plants & robot mower. Path leading to:-

**GARAGE** 16'10" x 8'10" (5.14 x 2.68)

With electric door, fitted units & lighting/electricity.

**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



### OBTAINING REFERENCES

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

### LOCAL AUTHORITY

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am - 3 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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [surveys@clubleys.com](mailto:surveys@clubleys.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.

A broker fee of £199 will be charged on application.

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

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.





## Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

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