



TO LET

Algarth Lodge  
23 The Mile  
Pocklington  
YO42 2HQ



A well presented four bedroomed detached house, built in 1923, occupying a non estate location in this sought after area of Pocklington. Entrance Hall, Lounge, Dining Kitchen, Pantry, Cloakroom, 4 Bedrooms, Bathroom and an additional separate WC. Gas central heating. Off road parking, Garage, and a generous sized garden.

Available Now. Bond of £1500 required.

TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX OR 12 MONTHS INITIALLY.

**RENT £1,200 Per calendar month | DEPOSIT £1,380 | HOLDING DEPOSIT**

## ROOM MEASUREMENTS

A well presented four bed roomed detached house, built in 1923, occupying a non estate location in this sought after area of Pocklington. Entrance Hall, Lounge, Dining Kitchen, Pantry, Cloakroom, 4 Bedrooms, Bathroom

All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



## 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.

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

## 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.

## REFERENCING

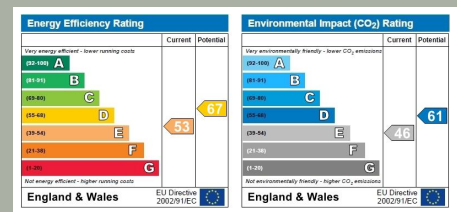
We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019

## VIEWING

By appointment with the agent.

## OPENING HOURS

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



Chartered Surveyors  
Estate Agents Lettings  
Agents &  
Auctioneers

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