

CLUBLEYS



1, Skinner Row*,
Pocklington, YO42 2TB
TO LET £1,350 Per Calendar Month



3 Bed, detached property in popular location, with open plan kitchen/dining room, downstairs wc. 3 Bedrooms, with 1 en-suite. Integral garage.

Holding Deposit £310

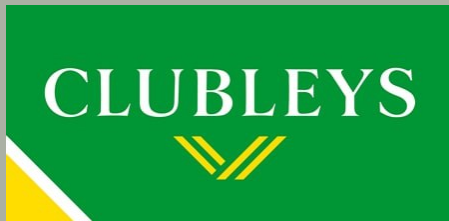
Deposit £1555

EPC "B"

Council Tax Band "D"

RENT £1,350 Per Calendar Month | DEPOSIT £1,555 | AVAILABLE FROM
15th October 2026

ERYC BAND: D



FRONT OF PROPERTY

Parking for 1 car.

PORCH

Vinyl flooring, Consumer unit & radiator.

LIVING ROOM

3.14 x 4.80 (10'4" x 15'9")

UPVC window to front of property, radiator and carpet.

WC

White w.c, pedestal handbasin, radiator and vinyl flooring.

KITCHEN/DINER

5.75 x 2.19 (18'10" x 7'2")

Grey gloss wall & base units with oven, gas hob, integrated fridge freezer & dishwasher. Stainless steel 1.5 bowl sink, space for a washing machine, vinyl flooring, blinds, radiator and patio doors to back garden.

HALL/STAIRS/LANDING

Carpet, radiator & loft access.

BEDROOM 1

5.75 x 1.77 (18'10" x 5'9")

2 x UPVC windows to the front of the property, carpet & radiator.

EN- SUITE

White w.c, pedestal handbasin and large shower enclosure, radiator, UPVC window & roller blind.

BEDROOM 2

2.66 x 3.5 (8'9" x 11'6")

UPVC window to rear of property, carpet & radiator.

BEDROOM 3

3.00 x 2.21 (9'10" x 7'3")

UPVC window to rear of property, carpet & radiator.

FAMILY BATHROOM

White w.c, pedestal handbasin, bath, UPVC window, roller blind, extractor fan & vinyl flooring.

INTEGRAL GARAGE

With light and power points.

REAR GARDEN

Patio area & lawn. Fenced boundary.

DEPOSIT PROTECTION SCHEME

A 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: 0330 303 0030

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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 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.

The Deposit Protection Service
 The Pavilions
 Bridgewater Road
 Bristol
 BS99 6AA
 Tel: 0330 3030030

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 will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

52 Market Place, Pocklington, York, YO42 2AH
 01759 304040
 pocklington@clubleys.com
 www.clubleys.com

zoopla

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 also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.