CLUBLEYS

26, Grainger Drive, Pocklington, YO42 2ST
TO LET £895 Per Month

A well presented end terraced house situated on Grainger Drive in the picturesque market town of Pocklington. This delightful property offers open plan kitchen/lounge which is perfect for relaxing or entertaining guests with a useful cloakroom/w.c off. On the first floor are two bedrooms and house bathroom To the front of the property is parking for two vehicles, enclosed rear garden with two patio seating areas.
Holding Deposit £205
Deposit £1030
EPC "B"
Council Tax Band "B"

RENT £895 Per Month | DEPOSIT £1,030 | AVAILABLE FROM 27th November 2026

East Riding of Yorkshire BAND: B

rightmove

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ENTRANCE LOBBY
Entered via a front entrance door and radiator.

OPEN PLAN DINING KITCHEN
6.75m x 3.71m (22'1" x 12'2")
Fitted with a matching arrangement of floor and wall cupboards with quartz worktops, built in oven, four ring gas hob with extractor fan over, built in fridge/freezer, space for washing machine , one and half stainless steel sink unit, wall mounted gas central heating boiler, double glazed window to the front elevation, plumbing for washing machine, laminate flooring and double doors to the rear.

CLOAKROOM
Fitted suite comprising low level WC and wash hand basin.

LANDING
Double glazed window to rear elevation, radiator and access to part boarded loft with ladder and light.

BEDROOM ONE
3.71m x 2.38m (12'2" x 7'9")
Double glazed window to the rear elevation and radiator.

BEDROOM TWO
2.37m x 3.75m (7'9" x 12'3")
Two double glazed windows to the front elevation and radiator.

FAMILY BATHROOM
1.69m x 1.82m (5'6" x 5'11")
Modern fitted suite comprising panelled bath with shower over and side screen, radiator, opaque double glazed window to the side elevation and radiator.

OUTSIDE
Attractive and low maintenance garden, with canopy, extensive patio, laid to lawn and timber built shed. Access to the side leading to side gate.

CAR PARKING
Allocated two car parking spaces.

ADDITIONAL INFORMATION

APPLIANCES
None of the above appliances have been tested by the agent.

SERVICES
Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom. Internet is with Fibre Nest

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.

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Estate Agents | Lettings Agents | Chartered Surveyors

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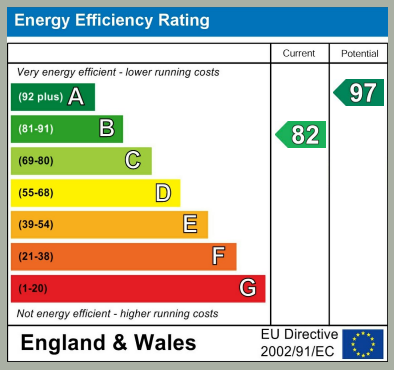

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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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

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www.clubleys.com

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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.