

CLUBLEYS



Willow Rise, The Balk,
York, YO42 2NY
TO LET £1,650 Per Month



Enjoying a pleasant position on the outskirts of Pocklington, this spacious detached family home offers three generous double bedrooms and well presented accommodation throughout. The heart of the home is the stunning newly fitted kitchen/dining room, complemented by a separate snug, a spacious lounge and a large utility room, providing excellent space for modern family living. Outside, the property enjoys a generous enclosed garden, together with ample off-street parking and a detached double garage

Holding Deposit £380

Deposit £1900

EPC "D"

Council Tax Band "E"

RENT £1,650 Per Month | DEPOSIT £1,900 | AVAILABLE FROM 6th July
2026

BAND: E

FRONT

Ample parking, with driveway
Wall boundary and laid to lawn

HALL

2.43 x 4.9 (7'11" x 16'0")
Entered via a UPVC door, fitted carpet, radiator, doors to wc, living room and kitchen/diner.

WC

White suite, comprising of wc, wash hand basin set in a vanity unit, wall unit, radiator, tiled floor and UPVC window to the front of the property

KITCHEN/DINER

6.2 x 4.1 (20'4" x 13'5")
Newly fitted kitchen, with hob, oven, extractor and integrated fridge/freezer. There is a 1.5 bowl sink, 2 radiators, spotlights and laminate flooring.
UPVC window to the rear of the property and patio doors to the rear/garden .

LIVING ROOM

4.9 x 3.64 (16'0" x 11'11")
UPVC bay window to the front of the property and 2 UPVC windows to the side.
Radiator and fitted carpet.

UTILITY ROOM

3.7 x 4.5 (12'1" x 14'9")
2 UPVC windows to the side of the property, 1 to the rear, UPVC door to the side.
Radiator, Laminate flooring, storage cupboard.
Boiler

SNUG

3.74 x 5.5 (12'3" x 18'0")
UPVC patio doors to the front of the property, radiator and fitted carpet.

STAIRS/LANDING**BEDROOM 1**

6.48 x 3.62 (21'3" x 11'10")
2 UPVC windows to the front of the property, 2 radiators and fitted carpet.

BEDROOM 2

3.65 x 4.07 (11'11" x 13'4")
UPVC bay window to the front of the property and UPVC window to side, radiator, cupboard and fitted carpet

BEDROOM 3

3.64 x 3.66 (11'11" x 12'0")
UPVC window to rear of property, cupboard, radiator and fitted carpet.

BATHROOM

3.01 x 3.58 (9'10" x 11'8")
White suite, comprising of wc, wash hand basin in vanity unit, "P" shaped bath with electric shower over and glass shower screen.
UPVC window to rear of the property, radiator and laminate flooring.

OUTSIDE

Situated on a large plot, the garden is enclosed with ample parking.

ADDITIONAL INFORMATION

There is a septic tank at the property. This will be emptied at the start of the tenancy, tenants are responsible to empty it at the end of the tenancy

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.

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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

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

zoopla

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