

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£495 PCM

Southfield House 38 Southgate, Market Weighton, York, YO43

**** 1 BED GROUND FLOOR FLAT ****

**** GRADE II LISTED BUILDING****

A pleasant one bedroom ground floor flat located a short walk from the town centre and all local amenities. Comprising inner hallway, living room, kitchen, one bedroom, bathroom, gas central heating, and a westerly facing low maintenance gravelled seating area to the rear of the property.

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York. The town boasts many amenities, is positioned on the main bus route between York-Beverley-Hull, and has easy access to the M62 motorway.

No smokers/vapers. Pets by negotiation.



Bedrooms Bathrooms Receptions

1

1

1



MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

ACCOMODATION

LIVING ROOM

4.19m x 3.95m (13'8" x 12'11")



Door into communal hallway, television point, radiator, laminate flooring, open fireplace.

INNER HALLWAY

2.45m max x 1.75m max (8'0" max x 5'8" max)

Wall mounted gas central heating boiler with additional storage area.

BEDROOM

3.05m x 2.16m (10'0" x 7'1")



Radiator, window to rear of property, pendant light.

BATHROOM

2.97m x 1.45m (9'8" x 4'9")



White suite with panel bath and shower over, pedestal wash basin, low flush W/C, wall mounted vanity unit, part tiled and part painted walls, extractor fan, radiator, vinyl flooring

KITCHEN

2.46m x 2.06m (8'0" x 6'9")



White high gloss modern kitchen with speckled black work surface over, stainless steel sink and drainer with mixer tap, electric oven, induction hob with extractor fan over, plumbing for washing machine, part tiled walls, stable door.

OUTSIDE



Gravel seating area.

PARKING

Allocated parking space.

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

Gas central heating.

COUNCIL TAX

Council Tax Band A.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£450 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £519 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central

heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

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