

# HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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**£550 PCM**

## **10 Holme Court, Market Weighton, York, YO43 3EN**

A delightful first floor one bedroom flat positioned in a convenient location close to the amenities. The property benefits from gas central heating and comprises landing, entrance hall, living room, kitchen and dining area, bedroom, bathroom and parking. Available to let unfurnished.

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.



**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, gymnasium, 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.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

Storage area, staircase up to first floor flat.

#### FIRST FLOOR

#### LANDING

Window, front entrance door.

#### ENTRANCE HALL

Inset ceiling lighting, wood effect flooring, storage cupboard.

#### KITCHEN AND DINING ROOM

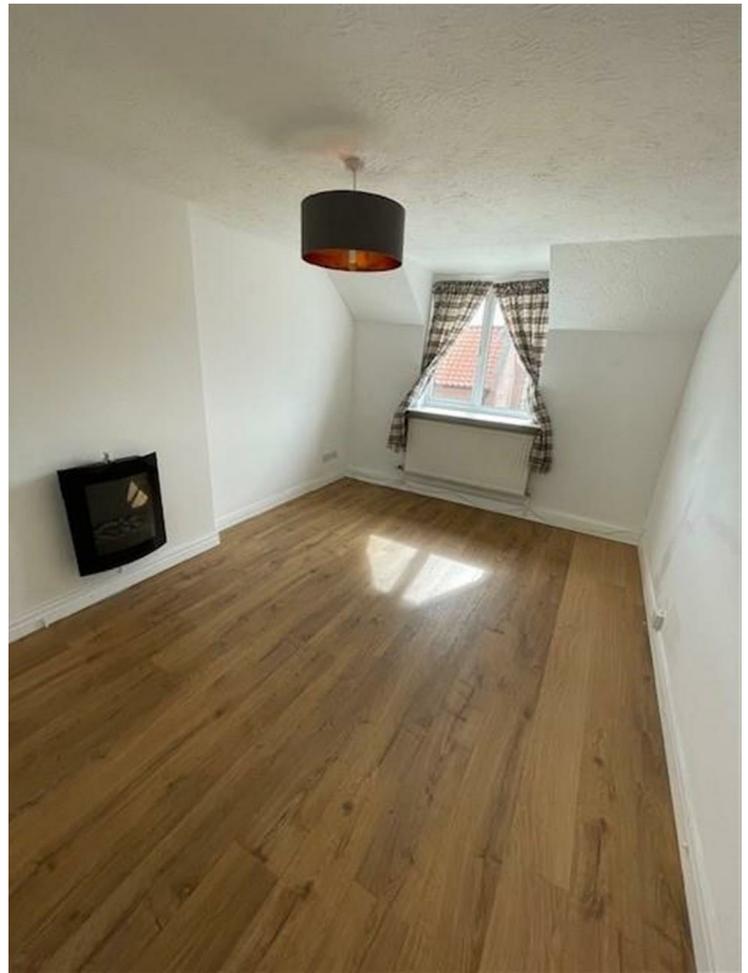
3.61m x 3.47m (11'10" x 11'4")



Fitted white high gloss base units with black laminate work surface over, white sink and drainer with mixer tap, part tiled walls, 4 ring gas hob with extractor fan over, electric oven, dish washer, washing machine and fridge freezer wall mounted gas central heating boiler, radiator.

## LIVING ROOM

4.33m x 3.08m (14'2" x 10'1")



Wood effect flooring, telephone point, television point, electric wall mounted fire, radiator.

## BEDROOM

4.34m x 2.55m (14'2" x 8'4")



Wood effect flooring, loft access point, radiator.

## BATHROOM

2.04m x 1.85m (6'8" x 6'0")



Panel bath with electric shower over and fitted shower screen, low flush W/C, pedestal wash basin, part tiled walls, extractor fan, radiator.

## OUTSIDE

1 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

£550 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 £633 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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