

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£800 PCM

31 Southfield Park, Market Weighton, York, YO43 3QL

A smart three bedroom link-detached house with garden, garage, and parking for two cars.

Located just a short walk from the town centre and all local amenities, the property comprises of spacious living room, kitchen and dining area, three bedrooms, bathroom, and WC. Outside, the rear garden is laid to lawn, and there is also a attached garage and parking area.

Market Weighton is an increasingly popular market town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections and is central for York, Beverley, Hull and the M62 motorway.

AVAILABLE END OF APRIL 2026

Bedrooms Bathrooms Receptions

3

2

1



MARKET WEIGHTON

Market Weighton is a small 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, bank and supermarkets, one with a filling station, together with a regular farmers market. 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

Upvc entrance door into

LIVING ROOM

4.56m (max) x 3.23m (max) (14'11" (max) x 10'7" (max))



Two windows to front, electric fire with wooden mantle and sandstone effect hearth, television point, radiator, under stairs storage cupboard, stairs off to first floor.

KITCHEN AND DINING AREA

5.53m x 1.74m (18'1" x 5'8")



Fitted wooden kitchen units with black laminate work surface over, breakfast bar, stainless steel sink and drainer with mixer tap, Diplomat fitted electric oven and grill with four ring gas hob over, extractor fan, cupboard housing gas central heating boiler,

part tiled walls, plumbing for washing machine, integrated fridge and freezer, space suitable for dining table and chairs, tile effect floor covering, radiator, two windows to rear garden.

FIRST FLOOR

LANDING

With velux window, radiator.

BEDROOM 1

4.56m (max) x 3.23m (max) (14'11" (max) x 10'7" (max))



Three windows to front, loft access point, telephone point, television point, two radiators.

BEDROOM 2

2.45m x 2.39m (max) (8'0" x 7'10" (max))

Window to front, television point, radiator.

BEDROOM 3

3.17m x 1.76m (10'4" x 5'9")

Velux window to rear, television point, telephone point, radiator.

BATHROOM

2.53m x 1.88m (8'3" x 6'2")



White suite with low flush WC, pedestal wash basin and mixer tap, panelled bath with electric shower over and fitted shower screen, part tiled walls, radiator, tiled effect floor covering, velux window to rear.

WC

1.24m x 0.83m (4'0" x 2'8")

Low flush WC, hand basin with tiled splashback, extractor fan.

OUTSIDE

GARAGE

FRONT GARDEN

Lawn to front with flower border, extra parking available for 2 cars to the side of the property.

REAR GARDEN



The rear garden is mainly laid to lawn with timber fenced boundaries, paved pathway to side gate and timber shed.

ALLOCATED PARKING

Allocated parking for 2 cars to the side of the property.

SERVICES

Mains water, electricity, gas and drainage.
Gas central heating.

COUNCIL TAX

Council Tax Band B.

TERM

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

RENT

£800 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 £923 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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