

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£650 PCM

5 Beverley Court Beverley Road, Market Weighton, York, YO43 3NB

**** AVAILABLE LATE DECEMBER 2023 ****

A newly decorated two bedroom end of terrace house, in a block of three, has PVCu double glazing and gas central heating. It briefly comprises entrance hall, living room, kitchen, rear entrance lobby, W/C, two bedrooms and bathroom. Outside there is a parking space and paved rear yard.

Bond £750, No smoking/vaping, no pets.

The property is to let on an Assured Shorthold Tenancy for a minimum term of six months. 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

2

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

ENTRANCE HALL

Front entrance door, wood effect flooring, radiator, stairs off.

LIVING ROOM

4.45m x 3.32m (14'7" x 10'10")



Wood effect flooring, storage cupboard, television point, telephone point, radiator.

KITCHEN

4.35m x 2.32m (14'3" x 7'7")



Beech effect kitchen units with laminate work surface over, stainless steel sink and drainer with mixer tap, gas hob and electric oven with extractor over, plumbing for washing machine, part tiled walls, tile effect flooring, radiator.

REAR ENTRANCE LOBBY

UPVC rear door, tile effect flooring, radiator.

W/C

1.65m x 0.91m (5'4" x 2'11")

Low flush w/c, pedestal wash basin, wall mounted gas central heating boiler, extractor fan, tile effect flooring, loft access point, radiator.

FIRST FLOOR

LANDING

Loft access point

BEDROOM 1

3.40m x 3.28m (11'1" x 10'9")



Wood effect flooring. storage cupboard, television point, radiator.

BEDROOM 2

3.46m x 2.34m (11'4" x 7'8")



Wood effect flooring, telephone point, radiator.

BATHROOM
1.90m x 2.35m (6'2" x 7'8")



White suite comprising panel bath with shower over, pedestal wash basin, low flush w/c, tile effect flooring, inset ceiling lighting, extractor fan, radiator.

REAR YARD
Timber fenced boundaries with access gate, paved patio, to the front of the property is an allocated parking space with timber boundaries and laid to stone chippings.

PARKING SPACE



SERVICES
Mains water, electricity, gas and drainage are connected to the property.
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
£650 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 £750 as security

against damage, breakages, outstanding accounts or outstanding rent.

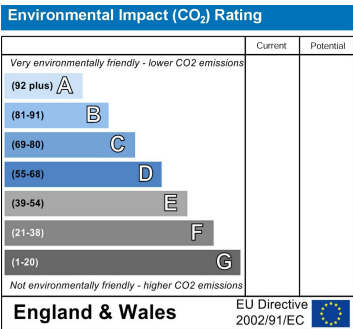
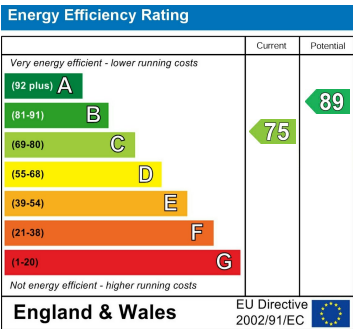
VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

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
Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



Floor plan

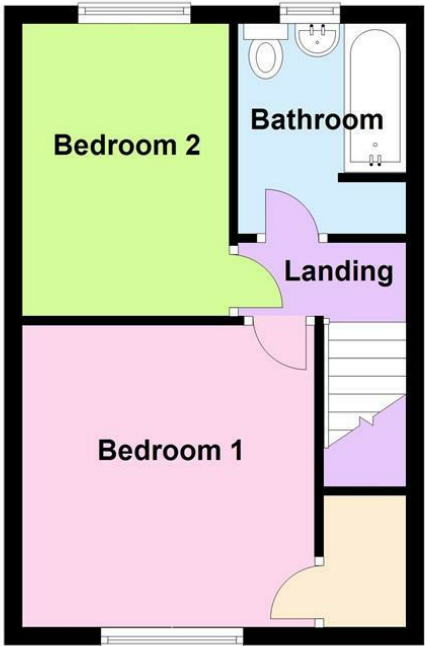
Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.1 sq. feet)
5 Beverley Court, Market Weightin