

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£750 PCM

9 The Close, Market Weighton, York, YO43 3QW

**** SOUGHT AFTER LOCATION - AVAILABLE NOW ****

This attractive two bedroom semi-detached bungalow comprises living room, breakfast kitchen, inner hall, two bedrooms, family bathroom and W/C. Outside there is a block paved drive leading to a detached brick garage and attractive enclosed rear garden. The property also benefits from gas central heating and PVCu double glazing.

The bungalow is pleasantly situated in a small cul de sac within walking distance of the centre of Market Weighton which is an increasingly popular town situated on the edge of the Yorkshire Wolds with a full array of amenities, excellent public transport connections, and direct commuter routes for Beverley, York,, Hull 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, 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

LIVING ROOM

5.48m x 3.52m (17'11" x 11'6")



Adam style fireplace with with an electric coal effect fire, television aerial point, telephone point, dado rail, ceiling coving, radiator.

BREAKFAST KITCHEN

4.29m x 2.21m (14'0" x 7'3")



Fitted grey kitchen units with worksurfaces over, stainless steel sink and mixer tap, extractor hood, plumbing for washing machine, wall mounted Worcester gas combi boiler, ceiling coving, part-tiled walls, tiled floor, radiator, side entrance door.

INNER HALL

Ceiling coving, radiator, storage cupboard off with radiator.

BEDROOM 1

4.18m x 2.74m into wardrobes (13'8" x 8'11" into wardrobes)



Sliding door built-in wardrobes, television aerial point, telephone point, ceiling coving, radiator.

BEDROOM 2/STUDY

3.00m x 2.56m (9'10" x 8'4")



PVCu double glazed door to the rear garden, wood effect flooring, ceiling coving, radiator.

BATHROOM

1.98m x 1.96m (6'5" x 6'5")



White panelled bath with electric shower over, pedestal washbasin, low flush W/C, ceiling coving, tiled walls, tiled floor, radiator.

OUTSIDE



DETACHED BRICK GARAGE

5.51m x 2.49m (18'0" x 8'2")



Up-and-over door, PVCu double glazed side door and window, electric light and power points.

FRONT GARDEN



The front garden is mainly paved with shrub and flower bed, leading to block paved side entrance drive with an outside light and water tap.

REAR GARDEN



To the rear is a delightful, fully enclosed private garden which is mainly decked with a paved patio, shrubs, and flower beds.

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

£750 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 £865 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

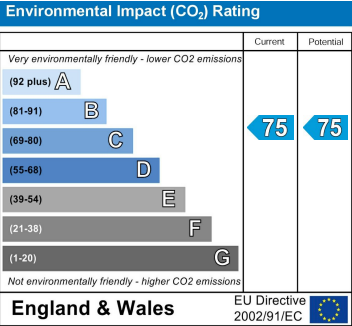
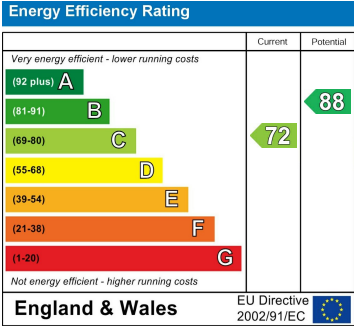
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

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

