

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£700 PCM

149 York Road, Market Weighton, York, YO43 3EE

This deceptively spacious mid-terraced house has recently undergone complete refurbishment. Comprising entrance hall, living room, new dining kitchen, rear lobby, rear entrance porch, utility room, three bedrooms, and a new bathroom, the property benefits from electric central heating and majority PVCu double glazing.

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds with excellent public transport connections and convenient, easy access commuter routes for York, Hull, Beverley and the M62.

AVAILABLE EARLY SEPTEMBER - BOND £807 - PETS BY NEGOTIATION NO SMOKING

Bedrooms Bathrooms Receptions

3

1

2



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.

ENTRANCE HALL

4.51m x 0.91m (14'9" x 2'11")

PVCu front entrance door, ceiling coving, stairs to first floor, radiator.

LIVING ROOM

3.78m (max) x 3.64m (12'4" (max) x 11'11")

Ceiling coving, stone effect mantle and hearth, radiator.

DINING KITCHEN

3.69m x 3.33m (12'1" x 10'11")

Ceiling coving, range of grey fitted kitchen units with laminate work surfaces. 1.5 drainer stainless steel sink with mixer tap, part-tiled walls, grey tile effect flooring, oven, hob, dishwasher, fridge and freezer, strip light, understairs cupboard off, radiator.

REAR ENTRANCE PORCH

3.37m x 1.39m (11'0" x 4'6")

PVCu entrance door and windows, tile effect flooring

UTILITY ROOM

2.53m x 1.25m (8'3" x 4'1")

Wall mounted electric boiler, tile effect flooring.

FIRST FLOOR

LANDING

2.94m x 0.78m + 1.67m x 1.56m + 0.79m x 0.25m (9'7" x 2'6" + 5'5" x 5'1" + 2'7" x 0'9")

Ceiling coving.

BEDROOM 1

3.64m x 2.64m (11'11" x 8'7")

Ceiling coving, radiator.

BEDROOM 2

2.72m x 1.81m (8'11" x 5'11")

Ceiling coving, radiator.

BEDROOM 3

3.23m x 1.99m (10'7" x 6'6")

Radiator.

BATHROOM

Panelled bath with electric shower over, pedestal wash basin, low flush W/C, part-tiled walls, inset ceiling lighting, loft access point.

OUTSIDE

There is a small paved area to the front and a concrete yard to the rear.
Neighbouring properties have right of access over the rear yard.

STORE SHED

1.52m x 0.83m (4'11" x 2'8")

Attached to the utility room is a storage shed with a concrete floor.

SERVICES

Mains water, electricity, and drainage.
Electric central heating.

COUNCIL TAX

Council tax Band A.

RENT

£700 per calendar month plus water, electricity, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £807 as security against damage, breakages, outstanding accounts or outstanding rent.

REFERENCES

References can be obtained through Rent4Sure at a cost of £30 per person.

TENANCY AGREEMENT

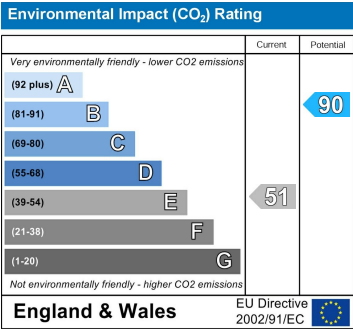
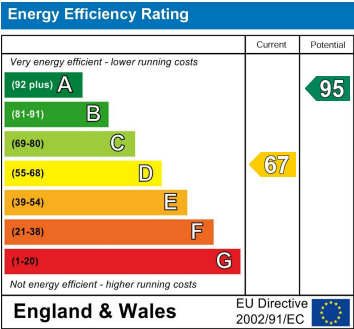
The tenant will be responsible for paying the landlords legal costs relating to the tenancy agreement which will be approximately £210.

VIEWING

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

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.



Floor plan

Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)