



This modern one-bedroom first-floor apartment offers views of Market Weighton Church and is ideally situated close to local amenities. Part of a small building comprising four flats over two floors. Access to each floor is via a shared staircase, ensuring ease and practicality. The accommodation features an entrance hall, an open-plan kitchen/living area with integrated appliances in the kitchen, a comfortable bedroom, and a bathroom.

A holding deposit of £120 will be required to secure the property. A deposit of £600 will be required.

East Riding of Yorkshire Council- Council Tax Band: A

RENT £525 Per Month | DEPOSIT £600 | AVAILABLE FROM 14th January 2025

East Riding of Yorkshire Council BAND: A



Market Weighton has a selection of shops, schools, public houses, sport facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

ENTRANCE HALL

Wooden entrance door.

OPEN PLAN SITTING ROOM

4.28 x 5.11 (14'0" x 16'9")

TV aerial point, telephone point, radiator, ceiling coving, recessed spot lights, fitted carpets.

KITCHEN

Modern fitted kitchen with a range of wall and floor units incorporating electric oven and hob with extractor over, stainless steel single drainer sink unit, work surfaces, part tiled walls, integrated fridge freezer, automatic washer and dishwasher.

Recessed spot lights, ceiling coving.

INNER HALL AND WORK AREA

Ceiling coving, recessed spot lights

BEDROOM

4.25 x 3.26 (13'11" x 10'8")

Ceiling coving, recessed spot lights, radiator, fitted carpets, fitted cupboard housing gas fired central heating boiler.

BATHROOM

Three piece white suite comprising pedestal hand basin, low flush wc, panelled bath with electric shower over, chrome ladder style radiator, extractor fan, ceiling coving, recessed spot lights.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage

APPLIANCES

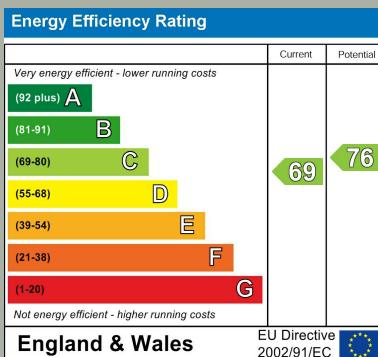
No appliances have been tested by the Agent.

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OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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ZOOPLA

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