

CLUBLEYS



5, Londesborough Road,
York, YO43 3AZ
TO LET £595



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

This charming and well-presented one-bedroom detached bungalow is conveniently located just a two-minute walk from Market Weighton High Street and close to local amenities. The accommodation includes a spacious sitting/dining room, a fitted kitchen, and a bedroom with an adjoining shower room. Additionally, there is a fully boarded loft space upstairs, though this is not intended for use as a bedroom. To the rear is a courtyard garden with gated access to the front.

A deposit of £680.00 will be required. A holding deposit of £130 will be required to secure the property.

East Riding of Yorkshire Council Band A. EPC Rating D.

RENT £595 | DEPOSIT £680 | AVAILABLE FROM 10th February 2025

East Riding of Yorkshire Council BAND: A

rightmove 

www.clubleys.com

ZOOPLA



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

THE ACCOMMODATION COMPRISES

SITTING ROOM

5.80m x 3.30m (19'0" x 10'9")

Front entrance door, stairs to decorated loft space, electric radiator, PVC Rear entrance door.

KITCHEN

Fitted with a range of wall and base units comprising worksurfaces, stainless steel sink unit, electric oven, electric hob with extractor hood over. Partially tiled walls, electric radiator.

BEDROOM

3.10m x 3.02m (10'2" x 9'10")

Electric radiator.

ENSUITE BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback and step in shower cubicle. Extractor fan, electric radiator.

DECORATED LOFT SPACE

Fully boarded usable loft-space with Velux window. THIS IS NOT TO BE USED AS LIVING/BEDROOM ACCOMMODATION.

OUTSIDE

To the rear is a courtyard garden with gated access to the front.

ADDITIONAL INFORMATION

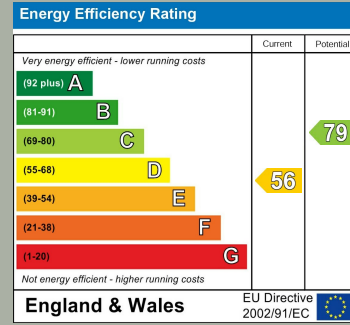
SERVICES

Mains water, electricity and drainage.

BROADBAND & MOBILE COVERAGE

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode YO43 3BQ. Mobile phone coverage for voice calls is available from EE, Three and O2. Vodaphone has limited coverage. The checker results are predictions and should not be regarded as guaranteed.





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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

60 - 64 Market Place, Market Weighton, York, YO43 3AL
01430874000
mw@clubleys.com
www.clubleys.com

ZOOPLA