

CLUBLEYS



16, Rees Close,  
Market Weighton, YO43 3GF  
TO LET £800 PCM



Located in a highly sought-after area just off Dawson Road, this well-presented three-bedroom property forms part of a small, desirable development. The home benefits from gas central heating and PVC double glazing throughout.

The accommodation briefly comprises an entrance hall, a comfortable lounge, a modern dining kitchen, and a rear lobby with a convenient cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property features a lawned rear garden, ideal for relaxing or entertaining, along with allocated parking situated within a rear courtyard.

A deposit of £920 is required.  
A holding fee of £180 will be payable to secure the property.  
East Riding of Yorkshire Band: B

RENT £800 PCM | DEPOSIT £920 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND: B



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

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door. Radiator, power points, laminate wood flooring.

#### LOUNGE

3.71M x 3.66M (12'2"M x 12'0"M)

Radiator, power points, TV aerial point, telephone point, under stairs cupboard.

#### KITCHEN

3.02M x 3.52M (9'11"M x 11'7"M)

Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor over, part tiled walls, plumbed for automatic washer, 1.5 bowl stainless steel sink unit, radiator, power points, laminate tiled floor, wall mounted gas fired central heating boiler.

#### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin. Radiator, laminate tiled floor.

#### REAR ENTRANCE

Rear entrance door. Laminate tiled floor, radiator, power points.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Access to loft space, airing cupboard housing hot water cylinder.

#### BEDROOM 1

3.36M x 2.65M (11'0"M x 8'8"M)

Fitted wardrobe to one wall. Power points, TV aerial point, telephone point, radiator.

#### BEDROOM 2

3.45M x 2.66M (11'4"M x 8'9"M)

Radiator, power points, TV aerial point.

#### BEDROOM 3

2.24M x 2.01M (7'4"M x 6'7"M)

Radiator, power points, TV aerial point.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, tiled floor, chrome ladder style radiator, part tiled walls, extractor fan.

#### OUTSIDE

Immediately beyond the property is a lawned garden with fence boundaries providing privacy.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

No appliances have been tested by the agent





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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

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**ZOOPLA**