

CLUBLEYS



139, York Road,
York, YO43 3EE

TO LET £700 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED TENANCY. A well presented two bedroom mid terraced house offers stylish accommodation throughout and is positioned in a convenient location for local amenities. The accommodation comprises of a sitting room with a multi fuel burning stove, a modern kitchen diner complete with integrated appliances. Upstairs are two bedrooms with a family bathroom. To the rear of the property is a low maintenance garden, immediately beyond the property is a gravelled area with two brick built storage sheds and a decking area.

A deposit of £800 will be required. A holding deposit of £160 will be required to secure the property.

East Riding of Yorkshire Council Band A.

RENT £700 Per Calendar Month | DEPOSIT £800 | AVAILABLE FROM 8th March
2024

East Riding of Yorkshire Council BAND: A

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Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 20 miles (32 km) from either one.

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

ENTRANCE HALL

Front entrance door, radiator. Solid wood flooring. Stairs leading to first floor.

SITTING ROOM

3.64m 3.63m (11'11" 11'10")

Feature multi-fuel burning stove tiled hearth and brick surround. Radiator, TV point.

KITCHEN / DINING ROOM

3.63m x 3.73m (11'10" x 12'2")

Fitted with a range of wall and base units with complimentary work surfaces. Ceramic sink unit, electric hob and electric oven. Integrated fridge freezer, integrated washing machine. Recessed ceiling lights, radiator.

REAR ENTRANCE

Storage area underneath the stairs. PVC rear entrance door.

FIRST FLOOR

LANDING

BEDROOM ONE

4.95m x 2.65m (16'2" x 8'8")

Wall light points, radiator.

BEDROOM TWO

2.70m x 1.80m (8'10" x 5'10")

Radiator.

BATHROOM

Four piece white suite with step in shower cubicle, freestanding bath, pedestal wash hand basin in vanity unit, low flush WC. Recessed ceiling lights, radiator, partially tiled walls. Wall mounted gas fired central heating boiler.

OUTSIDE

To the front of the property is a hedge border with slate chippings. To the rear of the property is a low maintenance garden, immediately beyond the property is a gravelled area with two brick built storage sheds and a decking area. There is a third shed which the neighbour has right of way to.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the Agent.

BROADBAND AND MOBILE PHONE COVERAGE

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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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