CLUBLEYS

16, Hill Rise, York, YO43 3JX
TO LET £900 PCM



This spacious two-bedroom detached bungalow is situated in a sought-after residential location. The accommodation comprises an entrance porch leading to the entrance hall. The bungalow includes a sitting room, and a dining kitchen, allowing for convenient meals and entertaining. The accommodation consists of two double bedrooms and a shower room. One of the main highlights of this property is the rear garden, which is a true attraction. The garden is laid to lawn and features mature shrubs and flower beds. It is an ideal space for gardening enthusiasts who will appreciate the opportunity to nurture and maintain this beautiful outdoor area. In addition to the appealing features, the property includes a garage for secure parking and ample parking space for residents and visitors.

A deposit of £1030 will be required. A holding deposit of £200 will be required to secure the property.

East Riding of Yorkshire Council Band C.

RENT £900 PCM | DEPOSIT £1,030 | AVAILABLE FROM 24th July 2023
East Riding of Yorkshire Council BAND: C

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 PORCH

ENTRANCE HALL
Radiator, power points, ceiling coving, access to loft.

SITTING ROOM
4.27m x 3.69m (14'0" x 12'1")
Marble fireplace and hearth with wooden surround and electric fire inset, radiator, TV aerial point, power points.

DINING KITCHEN
4.27m x 3.63m (14'0" x 11'10")
Fitted with a range of wall and floor units, incorporating electric oven and gas hob with extractor hood over. One and a half bowl sink units, radiator, part tiled walls. Wall mounted gas fired central heating boiler, airing cupboard housing hot water cylinder.

CONSERVATORY
Radiator, TV aerial point, power points, French doors to rear garden.

BEDROOM ONE
3.36m x 3.08m (11'0" x 10'1")
Fitted wardrobes to one wall with matching wardrobe and dressing table unit to further wall. Radiator, ceiling coving, power points.

BEDROOM TWO
Fitted wardrobes with bed recess and cupboards over, bedside units, matching dressing table unit and drawers. Ceiling coving, telephone point, power points and radiator.

SHOWER ROOM
Coloured suite comprising shower cubicle with electric shower, pedestal hand basin, low flush WC, radiator, part tiled walls and electric wall heater.

OUTSIDE
To the front and side of the property is a block paved driveway leading to the garage. To the rear is a good sized garden with mature shrubs and flower beds. The tenant will be responsible for the upkeep of the garden.

GARAGE
Up and over door. Power and light.

ADDITIONAL INFORMATION

SERVICES
Mains water, gas, electricity and drainage.

APPLIANCES
No appliances have been tested by the Agent.

PHOTOGRAPHY DISCLAIMER
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky enhancement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MATERIAL INFORMATION
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

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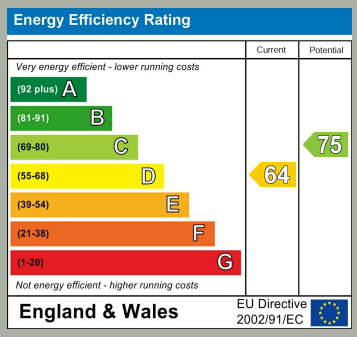








CLUBLEYS



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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