

CLUBLEYS



Flat 3, 47-49, Market Place,
Market Weighton, YO43 3AJ
TO LET £400 PCM



TO LET ON A TWELVE MONTH ASSURED SHORTHOLD TENANCY. A second floor bedsit, located on the Market Weighton High Street. The accommodation comprises:- sitting area, bedroom area, kitchen, shower room. Gas fired central heating.

Holding fee of £90 will be required to secure the property.

RENT £400 PCM | DEPOSIT | AVAILABLE FROM 7th December 2022
East Riding of Yorkshire Council BAND: A



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.

DIRECTIONS

The flat is located across the road from our office.

THE ACCOMMODATION COMPRISES

SITTING ROOM

5.98 x 3.08 (19'7" x 10'1")

Cast iron fireplace, wooden surround, ceiling coving, radiator.

BEDROOM

3.07 x 3.12 (10'1" x 10'3")

Fitted base units with drawers, radiator.

KITCHEN

2.22 x 1.81 (7'3" x 5'11")

Fitted with a range of wall and floor units, stainless steel sink unit, part tiled walls, electric cooker, cooker hood over, radiator, plumbed for automatic washer.

SHOWER ROOM

Coloured suite comprising fitted shower cubicle, pedestal hand basin, low flush wc, gas fired central heating boiler.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES


No appliances have been tested by the agent.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	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: 0844 4727000

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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