

CLUBLEYS



11, Kings Court,
Market Weighton, YO43 3FN
TO LET £975 Per Calendar Month



TO LET ON A SIX MONTH ASSURED TENANCY.

Positioned in a popular development with convenient placement for the local schools, this four bedroom mid terraced town house offers spacious accommodation over three floors. The accommodation comprises:- Entrance Hall, Downstairs WC, Kitchen. On the first floor there is a good sized lounge with double doors onto the Juliet balcony, bedroom two and the family bathroom. To the second floor, is the master bedroom benefitting from its own en-suite. Bedrooms three and four are also on the top floor. Outside, the enclosed rear garden provides a decking area and lawned beyond. There is a driveway to the front of the property leading to the integral garage.

A holding deposit of £225 will be required to secure the property. A deposit of £1125 will be required .

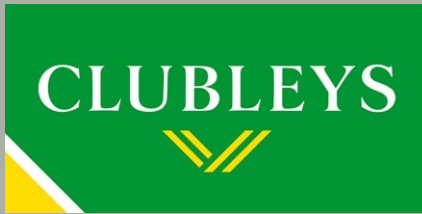
East Riding of Yorkshire Council - Council Tax Band D.

RENT £975 Per Calendar Month | DEPOSIT £1,125 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: D

rightmove 

www.clubleys.com

zoopla



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, laminate wood flooring, radiator, fitted cupboard, stairs leading to first floor.

CLOAKROOM

Two piece white suite comprising low flush W.C., wash hand basin with tiled splashback, radiator, extractor fan.

DINING KITCHEN

3.63m x 4.70m (11'10" x 15'5")

Fitted with a range of wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, eye level electric double oven, gas hob with extractor hood over, plumbing for washing machine, cupboard housing gas fired wall mounted central heating boiler, radiator, recessed ceiling lights, uPVC french doors leading to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, staircase to second floor.

SITTING ROOM

4.20m x 4.69m (13'9" x 15'4")

Laminate wood flooring, t.v. aerial point, telephone point, two radiators, electric fire with wooden surround.

BEDROOM TWO

2.72m x 2.65m (8'11" x 8'8")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer taps, shower attachment, pedestal wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, extractor fan, radiator.

SECOND FLOOR ACCOMMODATION

LANDING

Radiator, access to roof space, cupboard housing hot water cylinder.

BEDROOM ONE

4.22m x 4.70m (13'10" x 15'5")

Two radiators, T.V. aerial point, telephone point, fitted wardrobes to one wall with sliding doors.

EN SUITE SHOWER ROOM

Three piece white suite comprising step in shower cubicle, pedestal wash hand basin, low flush W.C., part tiled walls, radiator, extractor fan, recessed ceiling light.

BEDROOM THREE

2.77m x 2.86m (9'1" x 9'4")

Radiator.

BEDROOM FOUR

2.77m x 2.05m (9'1" x 6'8")

Radiator.

OUTSIDE

Outside, the enclosed rear garden provides a low maintenance space to enjoy the summer sun on the decking with family and friends, and a lawn for the whole family to enjoy. There is a driveway to the front of the property leading to the integral garage.

GARAGE

6.21m x 2.52m (20'4" x 8'3")

Up and over door, power and light.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

Mains water, gas, electricity and drainage.

Material Information

The Ofcom website suggests there is a maximum download speed of 1000 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
	70	81

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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

200PLC

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