

CLUBLEYS



24, Rees Close,
York, YO43 3GF
TO LET £750 Per Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Located in a sought-after development with easy access to local amenities, this three-bedroom mid-terrace townhouse offers generous living space. The ground floor features an entrance hall, a sitting room, a dining kitchen, and a cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden includes a lawned area and a paved patio.

At the front, there is a lawned area along with a designated parking space beyond.

A holding deposit of £170.00 will be required to secure the property. A deposit of £860.00 will be required.

East Riding of Yorkshire Council - Council Tax Band D. EPC Rating: C.

RENT £750 Per Month | DEPOSIT £860 | AVAILABLE FROM 11th November
2024

East Riding of Yorkshire Council BAND: B



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.

LOCATION

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator. Stairs leading to first floor.

SITTING ROOM

Radiator, TV aerial point, under stairs cupboard.

DINING KITCHEN

Fitted with a range of wall and floor units, incorporating work surfaces, one and a half bowl sink unit, built in electric oven and gas hob, extractor over, radiator, plumbed for automatic washer, part tiled walls.

REAR ENTRANCE

Rear entrance door, radiator.

CLOAKROOM

Two piece white suite comprising pedestal wash hand basin with tiled splashback, low flush WC and radiator.

FIRST FLOOR

LANDING

Cupboard housing hot water cylinder.

BEDROOM ONE

Built in wardrobes to one wall, radiator.

BEDROOM TWO

Built in wardrobes to one wall, radiator.

BEDROOM THREE

Radiator.

BATHROOM

White suite comprising panelled bath with mixer tap

shower attachment, pedestal hand basin, low flush wc, radiator, extractor fan.

OUTSIDE

Lawned garden with fenced boundaries, paved seating area to the rear, garden shed.

ADDITIONAL INFORMATION

SERVICES

Mains electric, gas, water and drainage.

APPLIANCES

No appliances have been tested by the Agent.

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CLUBLEYS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(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		

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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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