



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. A modern first floor apartment situated a short walk from the town centre. The impressive apartment has been thoughtfully designed with a sleek and stylish feel throughout whilst adding character with some original features of the building. The stairs lead up and open onto the sitting room complete with wow factor. The first bedroom boasts a decorative fireplace adding interest and history to the room. The bathroom hosts a gleaming modern suite with rainfall shower. The striking contemporary kitchen is the heart of the home with a high fashion feel all set for the new owners to master their culinary skills. Completing this marvellous home is the second bedroom to the rear of the apartment. This is a must view to appreciate the quality of the accommodation on offer. A holding deposit of £160 will be required to secure the property. A deposit of £820 will be required.

East Riding Council Band A.

**RENT £710 Per Calendar Month | DEPOSIT £820 | AVAILABLE FROM
East Riding Of Yorkshire Council BAND: A**



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 Doctors' Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

COMMUNAL ENTRANCE

Front entrance door.

LANDING

Wall mounted electric heater, recessed ceiling lighting.

SITTING ROOM

3.63 m x 3.60 m (11'10" m x 11'9" m)

Feature fireplace, T.V. aerial point, telephone point, recessed ceiling lighting.

KITCHEN

3.91 m x 1.46 m (12'9" m x 4'9" m)

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, plumbing for automatic washing machine, integrated fridge/freezer, cupboard housing hot water cylinder, laminate wood flooring, laminate flooring, wall mounted electric heater, recessed ceiling lighting.

BEDROOM

3.68 m x 2.83 m (12'0" m x 9'3" m)

Feature fireplace, T.V. aerial point, wall mounted electric heater.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, with rainfall shower, wash hand basin and low flush W.C., set in vanity unit, ladder style heated towel rail, recessed ceiling lighting.

BEDROOM

3.44 m x 2.82 m (11'3" m x 9'3" m)

T.V. aerial point.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

BROADBAND & MOBILE PHONE COVERAGE

The Ofcom website states the standard broadband download speed is 17 Mbp at this postcode YO43 3EE. Mobile phone coverage for voice calls is available from EE. Three, O2 and Vodafone has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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ZOOPLA

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.