

**TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.**

Introducing a beautiful three-bedroom semi-detached home located on the outskirts of Market Weighton. Built in 2022 by the esteemed developers Taylor Wimpey, this property offers modern living at its finest. The ground floor features an entrance hall, a light and airy sitting room, and a spacious kitchen diner equipped with integrated appliances and plenty of room for a dining table. A convenient cloakroom completes this level. Upstairs, you'll find three generously sized bedrooms, with the main bedroom benefiting from an ensuite shower room, along with a stylish family bathroom. The front of the property boasts a well-maintained lawned garden and a side driveway offering ample parking. The rear garden includes a neatly lawned area, a paved patio, and a wooden sleeper bed filled with vibrant flowers, perfect for summer enjoyment. A wooden decking area and garden shed complete the rear. A deposit of £980 is required. A holding deposit of £190.00 to secure the property.

East Riding of Yorkshire Council Band C.

RENT £850 | DEPOSIT £980 | AVAILABLE FROM 28th October 2024
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 HALL

PVC front entrance door, radiator, laminate flooring, storage cupboard. Stairs leading to first floor accommodation.

SITTING ROOM

4.230m x 3.714m (13'10" x 12'2")
Laminate floor, television point.

KITCHEN DINER

4.728m x 2.869m (15'6" x 9'4")
Fitted with a range of wall and base units comprising work surfaces, one and a half sink and drainer unit. Integrated dishwasher, integrated fridge freezer, integrated washing machine, eye level double oven. Four ring gas hob with extractor hood, radiator, tiled flooring, recessed ceiling lights. Cupboard housing central heating boiler, storage cupboard.

WC

Two piece white suite comprising low flush WC and wall hung wash hand basin with tiled splashback. Tiled flooring, recessed ceiling lights, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, access to loft space.

BEDROOM ONE

2.967m x 2.808m (9'8" x 9'2")
Fitted wardrobe to one wall, radiator.

ENSUITE BATHROOM

Three piece white suite comprising step in shower cubicle, low flush WC and wall hung wash hand basin. Tiled walls, tiled flooring, chrome ladder style towel radiator, extractor fan.

BEDROOM TWO

3.299m x 2.640m (10'9" x 8'7")
Radiator.

BEDROOM THREE

2.016m x 3.540m (6'7" x 11'7")
Radiator.

BATHROOM

Three piece white suite comprising panelled bath with shower over and shower screen, wall hung wash hand basin, low flush WC. Chrome ladder style towel radiator, tiled walls, tiled flooring, recessed ceiling lights, extractor hood.

OUTSIDE

The front of the property boasts a well-maintained lawned garden and a side driveway offering ample parking. The rear garden includes a neatly lawned area, a paved patio, and a wooden sleeper bed filled with vibrant flowers, perfect for summer enjoyment. A wooden decking area and garden shed complete the rear.

ADDITIONAL INFORMATION

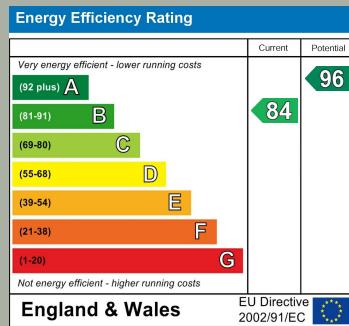
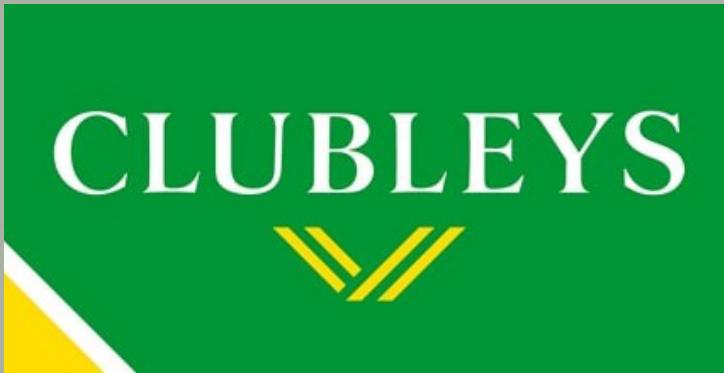
SERVICES

Mains water, gas, drainage and electricity. Broadband - fibre to the premises.

APPLIANCES

No appliances have been tested by the Agent.





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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