

CLUBLEYS



26, Cliffe Road,  
York, YO43 3BN  
TO LET £750



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Located just a short walk from the town centre, this charming two-bedroom semi-detached home is move-in ready. Recently updated, it features a newly fitted kitchen, fresh decor throughout, and brand-new carpets to be fitted. The ground floor offers an inviting entrance hall, a comfortable sitting room, and a stylish modern kitchen diner, complete with a unique brick accent wall. Upstairs, you'll find two well-proportioned bedrooms and a bathroom. The rear garden is primarily laid to lawn, complemented by a paved patio area and secure fence boundaries. At the front, a gravelled driveway provides off-road parking, alongside a lawn.

Holding Deposit: £170.00

Deposit Required: £865.00

East Riding of Yorkshire Council BAND A.

RENT £750 | DEPOSIT £865 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND: A

rightmove

[www.clubleys.com](http://www.clubleys.com)

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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, stairs to first floor accommodation.

#### SITTING ROOM

4.38m max x 3.84m (14'4" max x 12'7")  
Bay window to front elevation, radiator, ceiling coving.

#### KITCHEN DINER

4.89m max x 3.24m max (16'0" max x 10'7" max)  
Fitted with a range of wall and base units comprising one and a half stainless steel sink unit, eye level electric oven, electric hob. Plumbing for automatic washer, partially tiled walls, recessed ceiling lights, ceiling coving. Radiator, tiled flooring, cupboard housing gas fired central heating boiler, PVC rear entrance door.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Ceiling coving.

#### BEDROOM ONE

4.90m max x 3.63m (16'0" max x 11'10")  
Radiator.

#### BEDROOM TWO

2.52m x 3.24m (8'3" x 10'7" )  
Radiator, ceiling coving.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin. Radiator, partially tiled walls.

### OUTSIDE

The rear garden is primarily laid to lawn, complemented by a paved patio area and secure fence boundaries. At the front, a gravelled driveway provides off-road parking, alongside a lawn.

### ADDITIONAL INFORMATION

#### SERVICES

Mains gas, electricity, water and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.

### BROADBAND AND MOBILE COVERAGE

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode YO43 3BN. Mobile phone coverage for voice calls is available from EE and O2. Vodaphone and Three have limited coverage. 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		84
(69-80) C		
(55-68) D	60	
(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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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