

CLUBLEYS



7, Cornelius Walk,
York, YO43 3NZ
TO LET £625 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY. A well presented two bedroom mid terraced town house, located within a popular residential development. The accommodation comprises entrance hall, sitting room, dining kitchen, two bedroom and bathroom, Outside there is an enclosed garden to the rear and a designated parking space to the front. Gas fired central heating and double glazed.

A holding deposit of £140 will be required to secure the property. A deposit of £720 is required.

RENT £625 PCM | DEPOSIT £720 | AVAILABLE FROM 30th September 2022
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 Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMODATION

ENTRANCE HALL

Front entrance door, radiator, power points, ceiling coving, stained wood floor, central heating thermostat

SITTING ROOM

3.96m x 3.28m (13'0" x 10'9")

Coal effect gas fire set in Marble fireplace and hearth wood surround. Double radiator with shelf over, stained wood flooring, ceiling coving, TV aerial point, power points, telephone point, under stairs cupboard.

DINING KITCHEN

4.29m x 2.54m (14'1" x 8'4")

Fitted with a range of wall and floor units, incorporating electric oven and gas hob with cooker hood over, work surfaces, single drainer sink unit, plumber for automatic washer, part tiled walls, power points, ceiling coving, double radiator, laminate tiled floor, patio door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Power points, ceiling coving, access to the loft.

BEDROOM ONE

3.68m x 4.29m (12'1" x 14'1")

Fitted double wardrobe, radiator, power points, airing cupboard housing hot water cylinder, telephone point.

BEDROOM TWO

2.87m x 2.21m (9'5" x 7'3")

Radiator, power points, laminate wood flooring.

BATHROOM

White suite comprising panelled bath with mixer tap shower attachment and shower screen, pedestal hand basin, low flush WC, radiator, fully tiled walls, extractor fan.

OUTSIDE

GARDEN

Immediately beyond the house at the rear is a fully enclosed garden with decking adjacent to the house with wood chip beyond. Garden Shed.

PARKING

To the front of the property is a designated parking space.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(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: 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

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