

# 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.





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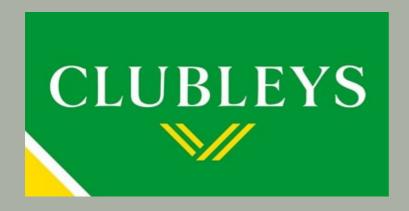


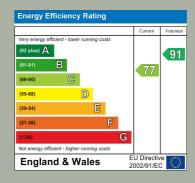












#### **OPENING HOURS**

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 60 - 64 Market Place, Market Weighton, York, YO43 3AL 01430874000 mw@clubleys.com



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 also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property