

CLUBLEYS



7, Centurion Walk,  
York, YO43 3NY  
TO LET £650 PCM



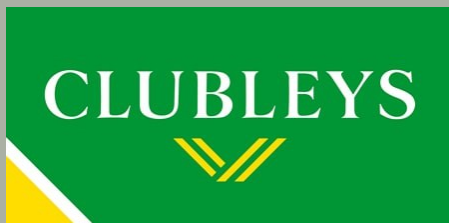
TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

This modern two bedroom mid terraced house is positioned in a convenient location for local amenities. The accommodation comprises sitting room leading through to the kitchen with French doors overlooking the rear garden. Upstairs are two double bedrooms with a bathroom. Immediately beyond the property is a paved patio seating area leading onto a lawned garden with garden shed. Fence boundaries and rear gated access. The property benefits from allocated parking to the front of the property.

A deposit of £750 will be required. A holding deposit of £150 will be required to secure the property.

East Riding of Yorkshire Council Band A.

RENT £650 PCM | DEPOSIT £750 | AVAILABLE FROM 1st August 2023  
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

#### ENTRANCE HALL

Front entrance door, radiator, laminate flooring, stairs leading to first floor

#### SITTING ROOM

Decorative coal effect gas fire set in marble effect hearth and back with wood surround. TV aerial outlet, telephone point, laminate flooring, ceiling coving, radiator, under stairs cupboard housing wall mounted gas fired central heating boiler.

#### KITCHEN

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, electric oven with gas hob and extractor hood over, part tiled walls, plumbed for automatic washer, radiator, French doors leading to the rear garden.

#### FIRST FLOOR

##### BEDROOM ONE

Fitted wardrobes to one wall with matching bed side tables and drawer unit. Radiator, airing cupboard housing hot water cylinder.

##### BEDROOM TWO

Radiator.

#### BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, chrome ladder style radiator, fully tiled walls, tiled floor.

#### OUTSIDE

Immediately beyond the property is a paved patio seating area leading onto a lawned garden with garden shed. Fence boundaries and rear gated access.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, gas, electricity and drainage

#### APPLIANCES

No appliances have been tested by the Agent.

#### Material Information

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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 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.