

CLUBLEYS



Flat 1, 72, Market Place,
Market Weighton, YO43 3AW
TO LET £610 PCM



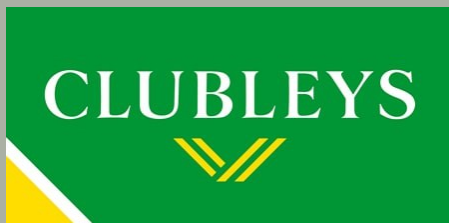
TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY. This characteristic and spacious 2-bedroom apartment is situated in the heart of the town, above Coral which is typically open between 10am and 7pm. The accommodation includes an entrance hall, an open-plan lounge and kitchen on the first floor, two bedrooms on the second floor, and a bathroom.

The property features electric wall heaters with air fan control, along with carpets and either curtains or blinds. A deposit of £700 will be required.

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

East Riding of Yorkshire Council - Council Tax Band A

RENT £610 PCM | DEPOSIT £700 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: A



Market Weighton has a selection of shops, schools, public houses, 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

Staircase to accommodation.

FIRST LANDING

Night storage heater, fitted cupboard.

OPEN PLAN LIVING KITCHEN

5.09 x 5.81 (16'8" x 19'1")

LOUNGE AREA

Night storage heater with air fan control, power points, laminate wood flooring, recessed ceiling lighting, TV aerial point, telephone point.

FITTED KITCHEN

Fitted wall and floor units incorporating "Stoves" stainless steel electric oven and hob with matching cooker hood over, work surfaces with matching marble effect splash back, stainless steel sink unit, power points.

SECOND FLOOR ACCOMMODATION

SECOND LANDING

Power points, exposed beams.

BEDROOM 1

3.89 x 5.09 (12'9" x 16'8")

Night storage heater, access to loft, power points, TV aerial point, airing cupboard housing hot water cylinder, recessed ceiling lighting.

BEDROOM 2

3.18 x 4.18 max (10'5" x 13'9" max)

Night storage heater, access to eaves storage space, power points, TV aerial point, exposed beams, recessed ceiling lighting.

BATHROOM

White suite comprising panelled bath, pedestal hand basin, low flush WC, part tiled walls, electric wall heater, exposed beams.

OUTSIDE

LAUNDRY ROOM

There is a communal laundry room to the rear of the flats.

PARKING

There will be non-designated parking at the rear of 72 Market Place which can be used out of working hours, as the main shops take priority during this time.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom/Kingston Communications.

APPLIANCES

No appliances have been tested by the Agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E	55	
(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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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