

CLUBLEYS



3, Cornelius Walk,
York, YO43 3NZ
TO LET £675



AVAILABLE ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY

This recently redecorated and well-presented two-bedroom mid-terraced home offers modern, comfortable living in a convenient location close to local amenities. The property has been refreshed throughout with brand-new carpets, creating a bright and welcoming interior. The ground floor comprises a spacious sitting room leading through to a contemporary kitchen, complete with French doors opening onto the rear garden. Upstairs, the property offers two bedrooms and a well-appointed family bathroom. Externally, there is a paved patio seating area directly to the rear, leading on a gravelled area. The garden is fully enclosed with fenced boundaries and benefits from rear gated access. To the front, the property includes allocated parking.

A deposit of £775 is required. A holding deposit of £155 will be required to secure the property.

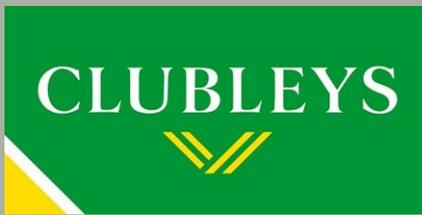
Council Tax Band A (East Riding of Yorkshire).

RENT £675 | DEPOSIT £775 | AVAILABLE FROM
East Riding Of Yorkshire BAND: A

rightmove 

www.clubleys.com

ZOOPLA



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 ACCOMODATION COMPRISES

ENTRANCE HALL

Front entrance PVC door, radiator, stairs leading to first floor.

SITTING ROOM

4.45m x 3.13m (14'7" x 10'3")

Decorative coal effect gas fire set in marble effect hearth, bay window, under stairs cupboard, ceiling coving, radiator.

KITCEHN/DINER

2.35m x 4.27m (7'8" x 14'0")

Fitted with a range of wall and base units comprising of, stainless steel sink and drainer unit, gas hob and electric oven with extractor hood over, plumbed for automatic washing machine, radiator, patio doors leading to rear garden.

FIRST FLOOR

BEDROOM

3.70m x 3.31m (12'1" x 10'10")

Fitted wardrobes, cupboard housing boiler, radiator

BEDROOM

2.83m x 2.21m (9'3" x 7'3")

Radiator

BATHROOM

1.72m x 1.98m (5'7" x 6'5")

Three piece white suite comprising of low flush WC, pedestal wash hand basin, paneled bath with shower over, extractor fan, shaving outlets, radiator

OUTSIDE

Immediately beyond the property is a paved patio seating area leading onto a gravelled area. Fence boundaries and rear gated access.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electric and drainage.

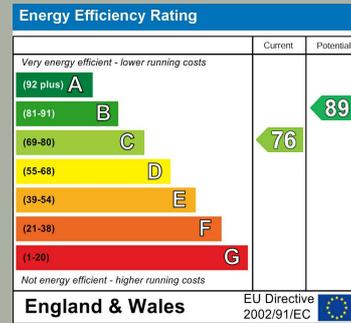
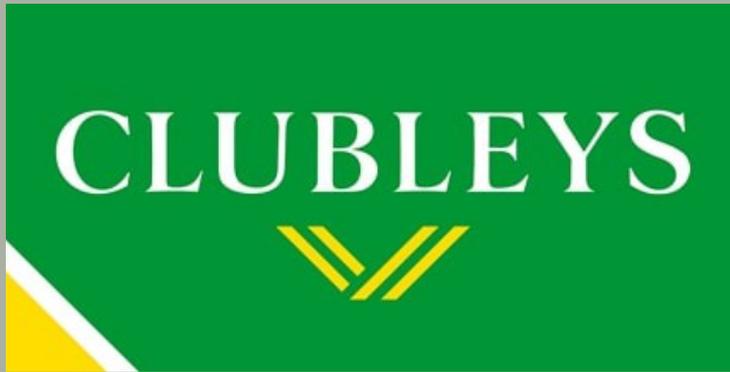
APPLIANCES

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.





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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