



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. A three bedroom mid terraced house, located in a cul de sac position towards the outskirts of the town. The accommodation comprises:- entrance hall, cloakroom, sitting room, dining kitchen, three bedrooms and bathroom. Gas fired central heating. Lawned garden to the rear. A deposit of £915 will be required. A holding deposit of £180 will be required to secure the property.

**RENT £795 PCM | DEPOSIT £915 | AVAILABLE FROM
East Riding of Yorkshire Council BAND:**

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, laminate wood flooring, staircase to first floor, two fitted cupboards.

CLOAKROOM

White suite comprising hand basin, low flush wc.

SITTING ROOM

4.17 x 3.60 (13'8" x 11'10")

Laminate wood flooring, electric fire set on black hearth and inset with wooden surround, radiator.

KITCHEN

3.49 x 4.16 (11'5" x 13'8")

Fitted with a range of wall and floor units, incorporating work surfaces, stainless steel sink unit, part tiled walls, stainless steel electric oven, ceramic hob, extractor hood over, plumbed for automatic washing machine, laminate wood flooring, radiator.

LANDING

Airing cupboard, boiler.

BEDROOM

3.38 max x 3.50 (11'1" max x 11'6")

Radiator.

BEDROOM

3.63 x 3.08 (11'11" x 10'1")

Radiator.

BEDROOM

2.77 x 2.81 (9'1" x 9'3")

Radiator.

BATHROOM

White suite comprising panelled bath with mixer shower attachment, pedestal hand basin, low flush wc, part tiled walls, radiator.

OUTSIDE

To the rear of the house is an enclosed lawned garden with shed.

ADDITIONAL INFORMATION

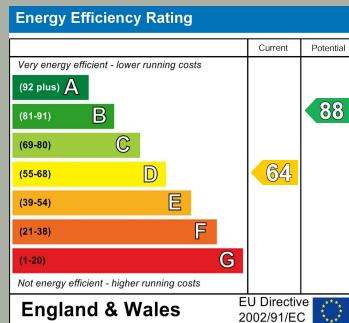
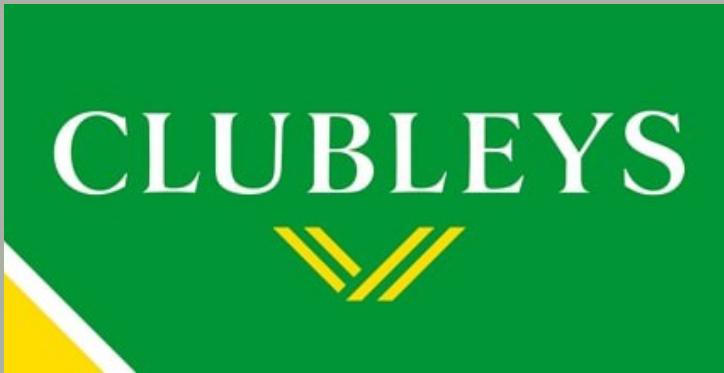
SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

No appliances have been tested by the agent.





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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