

CLUBLEYS



20, Rees Close,  
York, YO43 3GF  
TO LET £525 PCM



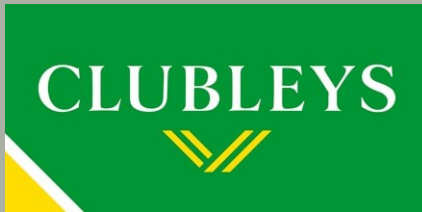
TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

A spacious one bedroom first floor flat situated on a popular development towards the outskirts of the town. The accommodation comprises:- entrance hall, spacious landing, open plan fitted kitchen with appliances and lounge with dining area, double bedroom and a bathroom. Outside there is a garage.

A deposit of £600 will be required. A holding deposit of £120 will be required to secure the property.

East Riding of Yorkshire Council Band A

RENT £525 PCM | DEPOSIT £600 | AVAILABLE FROM  
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 HALLWAY

Front entrance door. Staircase to first floor.

##### FIRST FLOOR ACCOMMODATION

##### LANDING

##### OPEN PLAN KITCHEN/ SITTING ROOM

A lovely light dual aspect room with living area and kitchen/ diner. The kitchen comprises fitted base and wall units with a roll edge laminated work top. Integrated gas hob with electric oven below and an extractor. Space for a washing machine. One and a half bowl stainless steel sink unit with a mixer tap. Lounge area with a marble effect fireplace with electric fire. Two radiators

##### BEDROOM

With a walk in fitted wardrobe. Radiator.

##### BATHROOM

With a three piece white suite comprising a panelled bath with a mixer shower over, low flush WC and a basin. Ladder style radiator

##### GARAGE

Up and Over Garage Door. Power and Light

##### SERVICES

Mains water, gas, electricity and drainage. Broadband Fibre to the cabinet.

##### APPLIANCES

No appliances has 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**zoopla**

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