

CLUBLEYS



3, Masons Yard,  
Market Weighton, YO43 3QY  
TO LET £695 Per Calendar Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Standing in a small courtyard development and on the doorstep of the town centre and all the amenities it has to offer. This spacious duplex apartment is well worthy of internal inspection. The property is split level providing conventional accommodation rarely seen in a property of this type. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen, two bedrooms, en-suite and bathroom. Outside there is allocated parking.

A deposit of £800 will be required. A holding deposit of £160 will be required to secure the property.

RENT £695 Per Calendar Month | DEPOSIT £800 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND B BAND: B



Market Weighon 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 Weighon 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, stairs leading to the first floor.

#### HALLWAY

Fitted storage cupboard, recessed ceiling lights, stairs leading to the first floor.

#### CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splash back, tiled floor, radiator, extractor fan.

#### LOUNGE

4.53 x 3.13 (14'10" x 10'3")

TV aerial point, radiator, recessed ceiling lights.

#### DINING KITCHEN

3.30 x 4.13 (10'10" x 13'7")

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, integrated appliances including dishwasher, fridge and freezer, tiled floor, recessed ceiling lights, radiator, TV aerial point, telephone point.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Fitted cupboard housing wall mounted gas fired central heating boiler, radiator.

#### BEDROOM 1

3.31 x 4.13 (10'10" x 13'7")

Radiator, recessed ceiling lights, TV aerial point, access to the roof space.

#### EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, tiled floor, chrome ladder style radiator, recessed ceiling lights, extractor fan.

#### BEDROOM 2

2.84 x 4.13 (9'4" x 13'7")

Radiator.

#### BATHROOM

Three piece white suite comprising P shape bath with shower over and shower screen, pedestal wash hand basin, low flush WC, tiled floor, part tiled walls, radiator, extractor fan, shaver point.

#### OUTSIDE

Allocated parking in the courtyard.

### 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 20 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                                   | 80      | 80                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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