

CLUBLEYS



17, Northgate Vale,
York, YO43 3EA

TO LET £900 Per Calendar Month



This well-presented and extended three-bedroom semi-detached home offers comfortable, well-maintained accommodation with a practical layout.

The extended kitchen provides good storage and space for a family/dining area, with sliding doors opening onto a paved courtyard and landscaped rear garden. The property also includes a separate sitting room with dining space, a modern bathroom with vanity unit, and three well-proportioned bedrooms, two of which benefit from fitted mirrored wardrobes. Outside, the rear garden is designed for low maintenance and provides a pleasant outdoor space, with paved and barked areas, established trees and shrubs, a water feature, and side access. The former garage has been converted into a useful utility room, offering additional storage and space for appliances. To the front, a gravelled driveway provides off-street parking.

A deposit of £1030 is required. A holding deposit of £200 is required to secure the property.

EPC Rating: C

RENT £900 Per Calendar Month | DEPOSIT £1,030 | AVAILABLE FROM
Easting Riding of Yorkshire BAND: B

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 ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, laminate wood flooring, ceiling coving, radiator, stairs to first floor.

SITTING ROOM

7.83m x 3.59m (25'8" x 11'9")
Electric fire, tiled hearth, wooden surround, cast iron effect inset, T.V. aerial point, recessed ceiling lights to alcove, laminate wood flooring, ceiling coving, two radiators and covers.

KITCHEN/ DINER

6.22m max x 4.45m max (20'4" max x 14'7" max)
Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl sink unit, eye level NEFF oven and microwave, gas hob, extractor hood over, integrated dishwasher, tiled floor, recessed ceiling lights, vertical radiator, radiator, PVC side entrance door, patio doors to garden.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space, which is part boarded, with light and ladder. Fitted cupboard housing the wall-mounted gas-fired central heating boiler. Ceiling with coving.

BEDROOM ONE

4.43m x 2.72m (14'6" x 8'11")
Fitted wardrobes, T.V. aerial point, laminate wood flooring, ceiling coving, radiator.

BEDROOM TWO

3.32mx 2.17 (10'10"x 7'1")
Fitted wardrobes, laminate wood flooring, ceiling coving, radiator.

BEDROOM THREE

2.80m x 1.80m (9'2" x 5'10")
Fitted cupboard, laminate wood flooring, ceiling coving, radiator.

BATHROOM

Three piece suite comprising "P" shaped bath, shower over, shower screen, low flush W.C., wash hand basin set in vanity unit, part shower boarding walls, chrome heated towel rail, recessed ceiling lights, extractor.

UTILITY/ FORMER GARAGE

Fitted wall and base units, comprising work surfaces single drain stainless steel sink unit, plumbing for automatic washing machine, tiled floor, recessed ceiling lights.

OUTSIDE

The outside of this home has been thoughtfully designed to create a private and low-maintenance space that's both practical and inviting. The rear garden feels like a secluded oasis, with a paved area leading onto a bark section surrounded by mature trees, shrubs, and a charming water feature, all enclosed by secure fencing with side gated access. From here, you can also access the converted garage, now a fantastic utility room fully fitted with units, storage, and space for white goods. To the front, the property offers ample off-street parking on a gravelled driveway, framed by well-kept shrubs that add to the overall kerb appeal.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas 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.





| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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