

CLUBLEYS



3, Ripley Place,
Market Weighton, YO43 3NG
TO LET £650 Per Month



Enjoy the ease of modern living in this spacious, move-in-ready home, ideally positioned within easy reach of the town centre. Finished in neutral tones throughout, the property offers well-proportioned and versatile accommodation, making it an ideal choice for professionals, couples or a small family.

The ground floor comprises a welcoming entrance hall with WC, a generous sitting room and a fitted kitchen/diner, providing a practical and comfortable living space. Upstairs are two well-sized double bedrooms and a family bathroom. Outside, the property benefits from a lawned front garden with a low wall boundary, together with a block-paved driveway leading to a gated car port, providing convenient sheltered off-street parking. To the rear is an enclosed, low-maintenance courtyard with artificial lawn, offering a private outdoor space that is easy to maintain. Situated in a convenient central location with local amenities and the town centre within easy reach, this well-presented home offers comfortable, low-maintenance living with the added benefit of off-street parking.

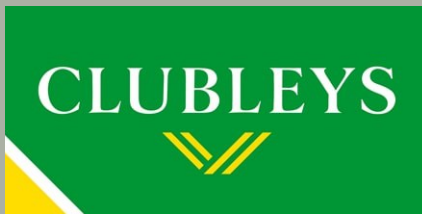
Deposit require: £750, Holding Deposit- £150. East Riding of Yorkshire Band: B

RENT £650 Per Month | DEPOSIT £750 | AVAILABLE FROM 13th September 2026
East Riding of Yorkshire BAND: B

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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 flooring, stairs leading to the first floor, radiator.

WC

Two piece white suite comprising of low flush WC, pedestal wash hand basin, recess ceiling lights, laminate flooring.

SITTING ROOM

3.95m x 3.46m (12'11" x 11'4")
Laminate flooring, telephone point, TV point, fitted cupboard, recess ceiling lights, ceiling coving, radiator.

KITCHEN/DINING

4.95m x 2.66m (16'2" x 8'8")
Fitted with a range of wall and base units, comprising work surfaces, single drain stainless steel sink unit, electric over with hob and extractor good over, part tiled walls, plumbing for automatic washing machine, integrated fridge freezer, cupboard housing wall mounted gas central heating boiler, ceiling coving, rear entrance door, radiator.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space

BEDROOM ONE

3.97m x 3.40m (13'0" x 11'1")
Fitted cupboard, ceiling coving, recess ceiling lights, telephone point, radiator.

BEDROOM TWO

2.97m x 2.75m
Recess ceiling lights, radiator.

BATHROOM

2.06m x 1.72m (6'9" x 5'7")

Three piece white suite comprising of paneled bath with shower over, shower screen, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, chrome heated towel rail.

OUTSIDE

Externally, the property benefits from a neatly maintained lawned front garden, a block-paved driveway leading to a gated car port providing sheltered off-street parking, and a private, enclosed seating area with an artificial lawn, creating an attractive and low-maintenance outdoor space.

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 1800 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		86
(81-91) B		
(69-80) C	73	
(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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