



**TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.**

This modern two bedroom end terraced house is positioned in a convenient location for local amenities. The accommodation comprises sitting room leading through to the kitchen with French doors overlooking the rear garden. Upstairs are two double bedrooms with a bathroom. Immediately beyond the property is a low maintenance rear garden. Fence boundaries and rear gated access. The property benefits from allocated parking to the front of the property.

A deposit of £750 will be required. A holding deposit of £150 will be required to secure the property.

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 HALL

Radiator

### SITTING ROOM

3.93 x 3.26 (12'10" x 10'8")

Gas fire (not connected), marble effect fireplace and hearth, wooden surround T.V. aerial point, ceiling coving,

### BREAKFAST KITCHEN

4.25 x 2.52 (13'11" x 8'3")

Fitted with wall and floor units, work surfaces, stainless steel sink unit, electric oven, gas hob, extractor hood over, plumbing for automatic washing machine, wall mounted gas fired central heating boiler.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

3.80 x 3.30 (12'5" x 10'9")

Fitted wardrobe, fitted cupboard, radiator.

#### BEDROOM TWO

2.20 x 2.68 (7'2" x 8'9")

Radiator.

#### BATHROOM

Three piece suite comprising panelled bath, matching shower attachment, shower screen, pedestal wash hand basin, low flush W.C.

#### OUTSIDE

Low maintenance rear garden with seating area.

#### 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, Vodafone and O2. The checker results are predictions and should not be regarded as guaranteed.



#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

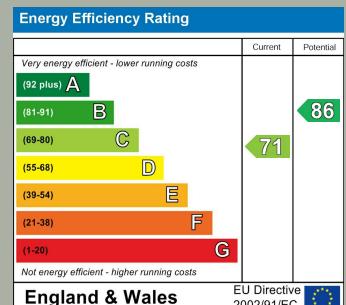
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



60 - 64 Market Place, Market Weighton,  
York, YO43 3AL  
01430 874000  
[mw@clubleys.com](mailto:mw@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.