



8 King's Court
Market Weighton
YO43 3FN

TO LET

£695 pcm

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456

8 King's Court

Market Weighton

YO43 3FN

ACCOMMODATION

Glazed entrance door - Opening into

ENTRANCE HALL

With central light fitting. Carpet. radiator. Coat hooks. Door to

LOUNGE

17' 6" x 11' 11" (5.35m max x 3.65m max)

With mains smoke alarm. Staircase to first floor. Central light fitting. Two radiators. Carpet. Curtain pole* Curtains*. Door to

LOBBY

With tiled floor. Door to understairs cupboard and opening to kitchen. Door to

WC

With low-level WC and wash hand basin. Vinyl flooring. Central light fitting. Radiator. Extractor fan.

DINING KITCHEN

11' 10" x 10' 1" (3.62m x 3.09m)

Stainless steel one and a half bowl sink unit. Range of built in cupboards and drawers. "Zanussi" built in double electric oven and 4 ring gas hob. Cooker hob with tiled splashbacks. "Ideal Logic Combi 30" Gas boiler. 4 spot lights. Central light fitting. Radiator. Door to rear garden.

LANDING

With mains smoke alarm. Central light fitting. Carpet. Doors To

BEDROOM 1 - FRONT

15' 4" x 11' 10" (4.68m max x 3.63m max)

With carpet. Central light fitting. Radiator. Built in over stairs cupboard with hanging rail.

BEDROOM TWO - REAR

11' 11" x 10' 2" (3.64m x 3.11m)

With carpet. Radiator. Central light fitting. Curtain pole*

BATHROOM

6' 11" x 5' 5" (2.12m x 1.66m)

White suite comprising panelled bath with shower over, Shower screen. Pedestal wash hand basin. Low-level WC. Vinyl flooring. Mirror. Central light fitting. Extractor fan.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

The property benefits from one allocated parking space at the rear.

GARDENS

Shallow forecourt garden at the front. Lawned garden to the rear. Timber Shed*.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £650.00

Damage Deposit: £650.00

Total: £1300.00

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

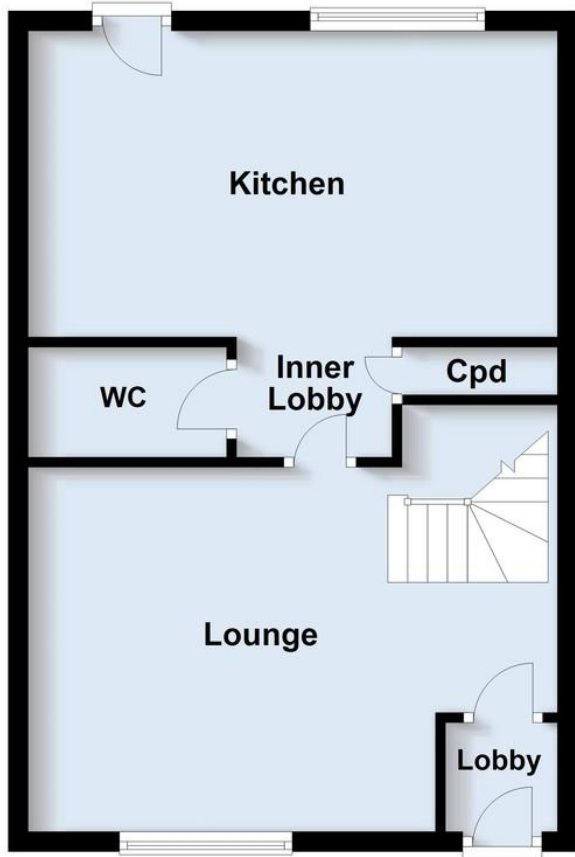
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

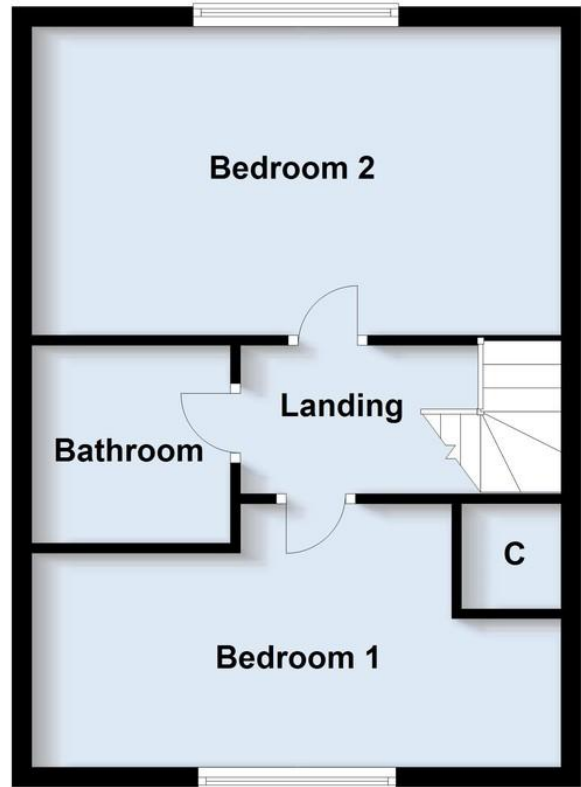
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 67 sq m

Ground Floor



First Floor



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