

CLUBLEYS



Flat 3, 47-49, Market Place,  
Market Weighton, YO43 3AJ  
TO LET £450 PCM



TO LET ON A TWELVE MONTH ASSURED SHORTHOLD TENANCY.

The second floor apartment is located in the heart of Market Weighton. The accommodation comprises:-  
sitting area, bedroom area, kitchen, shower room.

The rent is payable 2 months in advance. A holding deposit of £100 is required to secure the property.

Council Tax East Riding of Yorkshire Council Band A. Energy Performance Rating C.

RENT £450 PCM | DEPOSIT | AVAILABLE FROM 13th May 2024  
East Riding of Yorkshire Council BAND: A

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA





**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: 0844 4727000

**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.



**REFERENCES**

We use Homelet to obtain tenants references. No fees will be required in line the the Tenants Act fee 2019

**VIEWING**

By appointment with the agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			

Chartered Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

60 - 64 Market Place, Market Weighton,  
 York, YO43 3AL  
 01430874000  
 mw@clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.