

CLUBLEYS



6, Cornelius Walk,
East Yorkshire, YO43 3NZ
TO LET £650 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. A two bedroom town house situated on a popular residential development. The accommodation comprises entrance hall, sitting room, dining kitchen, 2 bedrooms and a bathroom. To the front of the property there is a paved garden area with two steps down to the designated parking area. To the rear of the property is a low maintenance paved garden. A deposit of £720 will be required. A holding deposit of £140 will be required to secure the property.

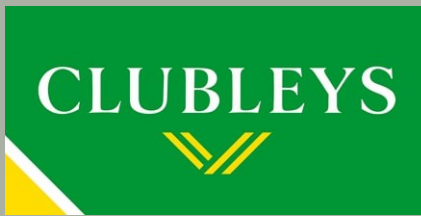
RENT £650 Per Calendar Month | DEPOSIT £720 | AVAILABLE FROM 9th August 2024

East Riding of Yorkshire Council BAND: A

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

Front entrance door, central heating thermostat.

SITTING ROOM

4.34m x 3.20m (14'2" x 10'5")

Coal effect gas fire set in marble fireplace and hearth with wooden surround, double radiator, ceiling coving, TV aerial point, telephone point, under stairs cupboard.

DINING KITCHEN

4.19m x 2.54m (13'8" x 8'3")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, electric oven and gas hob with cooker hood over, plumbed for automatic washing machine, single drainer sink unit, part tiled walls, laminate wood flooring, double radiator, patio doors to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

BEDROOM ONE

3.25m plus alcove x 3.68m (10'7" plus alcove x 12'0")

Radiator, airing cupboard housing hot water cylinder.

BEDROOM TWO

2.92m x 2.16m (9'6" x 7'1")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, shower screen, pedestal hand basin, low flush wc, part tiled walls, radiator, extractor fan.

OUTSIDE

To the front of the property is a small gravelled area, parking to the front. Immediately beyond the house at the rear is a paved patio area extending to a fully enclosed gravelled garden. Fenced boundaries and gated access.

ADDITIONAL INFORMATION

SERVICES

Mains Water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		75	
(69-80) C			
(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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