

CLUBLEYS



Smithy Cottage, The Archway,

York, YO43 3NE

TO LET £750



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

This newly built two bedroom mid terrace house is located in the heart of Market Weighton. The accommodation comprises:- entrance hall, downstairs WC, Open Plan Kitchen Sitting Room and Dining room, 2 bedrooms and a bathroom. There is an enclosed low maintenance garden to the rear of the property and a designated parking area to the front.

A deposit of £860 will be required. A holding deposit of £170 will be required.

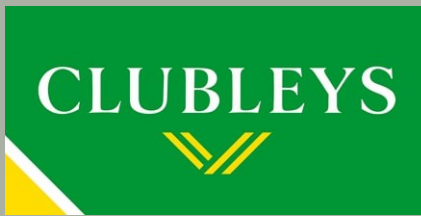
RENT £750 | DEPOSIT £860 | AVAILABLE FROM 2nd August 2024

East Riding of Yorkshire Council BAND: B

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

UPVC front entrance door, under floor heating. Stairs leading to the first floor.

DOWNSTAIRS WC

1.02m x 1.97m (3'4" x 6'5")

Low Flush WC, Pedestal wash hand basin. Under floor heating.

OPEN PLAN KITCHEN, DINING AND LIVING ROOM

5.02m max x 5.71m (16'5" max x 18'8")

Fitted with a range of wall and floor units, incorporating complimentary grey work surfaces, stainless steel sink unit and drainer, plumbed for automatic washer, electric oven, gas hob and extractor over, integrated dishwasher. Inset ceiling light, under floor heating. Bifold doors leading to rear garden.

FIRST FLOOR

LANDING

Storage cupboard. Radiator.

BEDROOM ONE

3.24m x 4.71m max (10'7" x 15'5" max)

BEDROOM TWO

2.49m x 4.70m max (8'2" x 15'5" max)

Cupboard housing gas central heating boiler. Loft hatch.

BATHROOM

2.24m x 1.69m (7'4" x 5'6")

Three-piece white suite comprising panel bath with plumbed shower over, fitted shower screen, pedestal

wash hand basin. low flush WC. Ladder towel rail, inset ceiling lights and extractor fan.

OUTSIDE

Low Maintenance garden with astro turf and slate chip borders, paved patio perfect for the summer nights.

PARKING AREA

One allocated parking area.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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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