

CLUBLEYS



12, Finkle Court,  
York, YO43 3LZ  
TO LET £1,250 PCM



TO LET ON A TWELVE MONTH ASSURED SHORTHOLD TENANCY.

Situated in an established sought after area, this four bedroom detached house boasts ample space for modern family living. The accommodation comprises a light and airy Sitting Room, Cloakroom, open plan Dining Kitchen with the added benefit of a Utility Room. To the first floor are four bedrooms, the master with an En-Suite, and Family Bathroom. To the side of the property is a private driveway for four cars, to the rear garden has been laid mostly to lawn with a paved patio, and a range of shrubs and trees surrounding the tranquil garden. The property benefits from a versatile garden room which is currently used as an office.

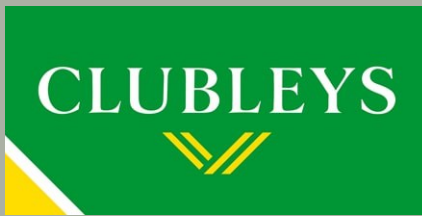
A deposit of £1,440 will be required. A holding deposit of £330 will be required to secure the property.

RENT £1,250 PCM | DEPOSIT £1,440 | AVAILABLE FROM 27th August 2024  
East Riding of Yorkshire Council BAND: E

rightmove 

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

ZOOPLC



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 2 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, karndean flooring, radiator.

#### CLOAKROOM

Two piece white suite comprising low flush WC and pedestal wash hand basin.

#### SITTING ROOM

5.946m x 4.086m (19'6" x 13'4")

Dual aspect sitting room with modern fire set in a marble fireplace and hearth and wooden surround. Two radiators, TV point.

#### DINING KITCHEN

4.547m x 5.936m (14'11" x 19'5")

Fitted with a range of wall and floor units with complimentary work surfaces. stainless steel sink unit, double electric oven with four ring gas hob with extractor hood over, partially tiled walls, karndean flooring, radiator, impressive bi-fold doors spanning almost the full width leading to rear garden. Dual aspect dining kitchen.

#### UTILITY ROOM

Fitted with wall and floor units with complimentary work surfaces, plumbing for automatic washing machine and space for a tumble dryer, drying rack, radiator.

#### FIRST FLOOR

#### LANDING

Large airing cupboard.

#### BEDROOM ONE

4.077m x 3.481m (13'4" x 11'5")

Fitted wardrobes, radiator.

#### EN-SUITE

Three piece suite comprising walk in shower cubicle, low flush WC, pedestal wash hand basin, recessed ceiling lights, partially tiled walls and chrome ladder style heated towel rail.

#### BEDROOM TWO

4.085m x 2.397m max (13'4" x 7'10" max)

Dual aspect bedroom, fitted wardrobes, radiator,

#### BEDROOM THREE

3.997m x 2.292m (13'1" x 7'6" )

Dual aspect bedroom, radiator, fitted wardrobe.

#### BEDROOM FOUR

3.674m max x 3.254m (12'0" max x 10'8")

Fitted wardrobe, radiator.

#### FAMILY BATHROOM

Four piece suite comprising step in shower unit, panelled bath, low flush WC, pedestal wash hand basin, laminate flooring, recessed ceiling lights, partially tiled walls.

#### OUTSIDE

#### GARDEN

The property stands on a generous plot with the rear garden been laid mostly to lawn with a paved patio, a range of shrubs, trees and flower borders, a driveway to the front garden providing 2 spaces for private parking to the front of the gates. The drive also extends to the garden room offering further parking if required.

#### GARDEN ROOM

3.085m x 2.793m (10'1" x 9'1")

Full insulated with French doors to rear garden, wall light points, electric radiator, currently used as an Office.

#### STORAGE

Up and over door, power and light.

#### 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			85
(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: 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.

Chartered Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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