

CLUBLEYS



6, Northgate Vale,
Market Weighton, YO43 3EA
TO LET £800 Per Calendar Month



TO LET ON A TWELVE MONTH ASSURED SHORTHOLD TENANCY.

Standing in a established residential area and only a short walk from the town centre, this three bedroom semi detached house offers spacious accommodation arranged over two floors. The property benefits from PVC double glazing and gas fired central heating. The accommodation briefly comprises entrance hall, sitting room with dining area, kitchen diner, three bedrooms and bathroom. Outside there are gardens to the front and rear of the house. The front garden is gravelled along with a side driveway and access to a single garage. East Riding of Yorkshire Council tax band B. A holding deposit of £180 will be required to secure the property. A security deposit of £920 will be required.

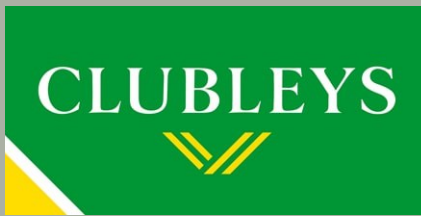
RENT £800 Per Calendar Month | DEPOSIT £920 | AVAILABLE FROM 19th August
2024

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

Pvc front entrance door, tiled floor, radiator, stairs to first floor.

SITTING ROOM

5.06 x 3.07 (16'7" x 10'1")

Radiator, TV aerial point, telephone point, ceiling coving.

KITCHEN

3.04 x 2.12 (10'0" x 6'11")

Fitted with a range of wall and floor units, incorporating complimentary work surfaces, single drainer sink unit, stainless steel electric oven and gas hob, extractor hood over, single bowl sink unit, plumbing for automatic washing machine, fitted cupboard, Pvc rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft, fitted cupboard, ceiling coving.

BEDROOM ONE

4.38 x 2.59

Radiator, ceiling coving, TV aerial point.

BEDROOM TWO

3.72 x 2.59 (12'2" x 8'6")

Radiator.

BEDROOM THREE

2.62 x 1.82 (8'7" x 6'0")

Radiator.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin, low flush wc, part tiled walls, radiator, ceiling coving.

OUTSIDE

Outside there low maintenance gardens to the front and rear of the house. The front garden provides off street parking and access to the garage.

GARAGE

Up and over door.

ADDITIONAL INFORMATION

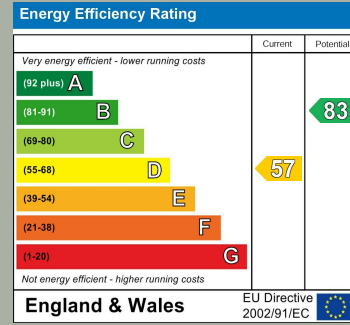
SERVICES

Mains gas, water, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.





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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