

CLUBLEYS



2, Holme Court,
York, YO43 3EN
TO LET £700 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

This charming two-bedroom terraced house is ideally situated in a convenient location, just a minute's walk from the high street and close to all local amenities. The ground floor features a spacious sitting room and a breakfast kitchen, while the first floor offers two bedrooms and a bathroom. Additionally, the property includes a usable loft space and a single garage with allocated parking. The front of the house boasts a low-maintenance forecourt garden, and the rear garden is mostly laid to lawn.

A deposit of £800.00 is required. A holding deposit of £160.00 to secure the property.

East Riding of Yorkshire Council Band A.

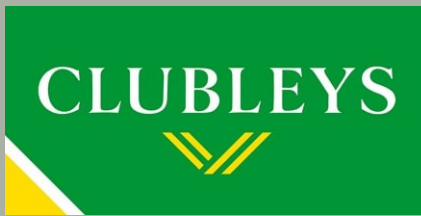
RENT £700 PCM | DEPOSIT £800 | AVAILABLE FROM 2nd September 2024

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

SITTING ROOM

Coal effect fire with marble hearth and wood surround. Bay window with cupboard below. Fitted window seat. Laminate wood flooring, TV aerial point.

BREAKFAST KITCHEN

Fitted wall and floor units incorporating electric oven, gas hob with hood over and one and a half bowl sink unit. Plumbed for automatic washing machine, wall mounted central heating boiler, radiator, power points, recessed lighting and rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space.

LOFT SPACE

Fully boarded usable loft-space with power points, access to eaves storage. THIS IS NOT TO BE USED AS LIVING/BEDROOM ACCOMMODATION.

BEDROOM ONE

Radiator, wood strip flooring.

BEDROOM TWO

Power points.

BATHROOM

White suite comprising low level wc, pedestal hand basin and panelled bath with shower over. Fully tiled walls, chrome ladder style towel rail and recessed cupboard.

OUTSIDE

There is a low maintenance forecourt garden to front of the house and gravelled garden to the rear with pathway providing access to rear courtyard having a single garage and parking.

GARAGE

Single garage having power and light. Parking space

APPLIANCES

Mains water, electricity, gas and drainage.

SERVICES

No appliances have been tested by the Agent.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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

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