

CLUBLEYS



16, Holme Road,
Market Weighton, YO43 3EN
TO LET £750



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Situated just a minute's walk from the amenities of Market Weighton, this well-presented two bedroom link-detached bungalow offers comfortable and convenient living. The accommodation comprises an entrance hall, kitchen, sitting room, two bedrooms, and a bathroom. Outside, the property benefits from a driveway leading to a garage, a low-maintenance gravelled side garden, and a rear garden mainly laid to lawn with mature hedge boundaries providing privacy.

A deposit of £860.00 will be required. A holding deposit of £170.00 will be required to secure the property. East Riding of Yorkshire Council Band C.

RENT £750 | DEPOSIT £860 | AVAILABLE FROM 9th June 2025
East Riding of Yorkshire Council BAND: C



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, radiator with cover, fitted cupboard.

KITCHEN

2.50m x 3.14m (8'2" x 10'3")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Electric oven, four ring gas hob with extractor hood over. Breakfast bar, rear entrance door. partially tiled walls, radiator.

SITTING ROOM

4.27m x 3.53m (14'0" x 11'6")

Coal effect gas fire set in marble hearth fireplace and hearth with wooden surround, television point, radiator.

BEDROOM ONE

3.24m x 3.53m (10'7" x 11'6")

Radiator, television point.

BEDROOM TWO

2.47m x 3.54m (8'1" x 11'7")

Radiator, television point.

BATHROOM

Three piece white suite comprising panelled bath with electric shower over, low flush WC and pedestal wash hand basin. Partially tiled walls, extractor fan.

OUTSIDE

Outside, the property benefits from a driveway leading to a garage, a low-maintenance gravelled side garden, and a rear garden mainly laid to lawn with mature hedge boundaries providing privacy.

GARAGE

Up and over door with power and light. Wall mounted gas fired central heating boiler, door leading to rear garden.

ADDITIONAL INFORMATION

SERVICES


Mains gas, water, 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		
(81-91) B		
(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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