

CLUBLEYS



47, Hill Rise,  
Market Weighton, YO43 3JX  
TO LET £950 Per Calendar Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY,

Situated in a popular residential location, this well-presented three-bedroom detached property offers ideal accommodation for families. The ground floor comprises an inviting entrance hall, a bright and comfortable sitting room, and a modern fitted kitchen.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Outside, there is a generous rear garden, mainly laid to lawn, bordered by mature hedges and established shrubs, providing a private and peaceful outdoor space.

To the front of the property is a lawned area with a detached garage and a private driveway, offering ample off-street parking.

A deposit of £1090.00 will be required. A holding deposit of £210.00 will be required to secure the property. East Riding of Yorkshire Council Band C.

RENT £950 Per Calendar Month | DEPOSIT £1,090 | AVAILABLE FROM 14th July  
2025

East Riding of Yorkshire Council BAND: C

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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 PVC door, staircase to first floor, understairs cupboard, radiator, telephone point.

##### SITTING ROOM

4.06 x 6.92 (13'3" x 22'8")

Radiator, power points, ceiling coving, TV aerial point.

##### KITCHEN

2.52 x 2.75 (8'3" x 9'0")

Fitted with a range of wall and base units, comprising of work surfaces, four ring gas hob with extractor fan, electric grill and hob, 1.5 stainless steel sink unit and drainer, plumbed for automatic washer, PVC side entrance door, part tiled walls and fitted cupboard.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

##### BEDROOM ONE

3.98m x 2.85m (13'0" x 9'4" )

Radiator, power points, built in wardrobes to one wall, housing gas fire central heating boiler.

##### BEDROOM TWO

2.85 x 3.98 (9'4" x 13'1")

Radiator, power points, built in wardrobes to one wall, airing cupboard housing hot water cylinder.

##### BEDROOM THREE

2.42 x 2.42 (7'11" x 7'11")

Radiator, power points.

##### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand basin, low flush wc, part tiled walls, radiator.

##### OUTSIDE

To the rear of the house is a mature lawned garden with shrub beds and borders.

##### GARAGE

Up and over door, power and light.

#### ADDITIONAL INFORMATION

##### APPLIANCES

No appliances have been tested by the Agents,

##### SERVICES

Mains water, gas, electricity and drainage.

##### Material Information

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		56
(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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