

CLUBLEYS



25, Spring Road,
York, YO43 3JJ
TO LET £775 PCM



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Available to rent is this charming and recently renovated two-bedroom cottage, ideally situated on a sought-after street in Market Weighton. The property is just a short walk from the town centre and local amenities. The ground floor offers an entrance hall, lounge, modern kitchen diner, and a convenient downstairs WC. Upstairs, there are two bedrooms and a family bathroom. To the rear, the property features a low-maintenance courtyard-style garden with gated access onto the shared rear, along with a detached garage beyond which lies the continuation of a mainly laid to lawn garden. Off street parking for up to three cars is accessible via a neighbouring driveway.

A deposit of £890 is required. A holding deposit of £170.00 to secure the property.
East Riding of Yorkshire Council Band A.

RENT £775 PCM | DEPOSIT £890 | AVAILABLE FROM 8th September 2025
East Riding Of Yorkshire BAND: A



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 ACCOMODAITON COMPRISES

ENTERANCE HALL

Stairs leading to first floor.

LOUNGE

4.04m x 3.92m (13'3" x 12'10")
Radiator, understairs cupboard.

KITCHEN/ DINER

4.99m x 3.52m (16'4" x 11'6")
Fitted with a range of wall and base units comprising of double ceramic sink unit, space for washing machine, electric oven, extractor hood, part tiled walls, radiator.

WC

0.84m x 1.89m (2'9" x 6'2")
Two piece suite comprising of low flush WC and sink unit, radiator and panelled wall.

REAR ENTERANCE

Access to courtyard.

FIRST FLOOR ACCOMODATION

BEDROOM ONE

5.02m x 3.02 (16'5" x 9'10")
Radiator, airing cupboard.

BEDROOM TWO

2.65m x 3.13m (8'8" x 10'3")
Radiator, panelled wall.

BATHROOM

2.25m x 3.61m (7'4" x 11'10")
Four piece suite comprising of low flush WC, free standing bath, corner shower unit, wash hand basin unit set in drawer unit, towel radiator, panelled wall.

OUTSIDE

Paved low maintenance courtyard with outdoor tap and 2 small storage buildings, with electricity point, gated access leading to parking. A large garden mostly laid to lawn with 2 good size patio areas, borders and raised beds. Detached garage with electrical points and lighting. Gated access leading to parking for up to 3 vehicles.

ADDITIONAL INFORMATION

SERVICES

Mains water, electric and gas.

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		
(81-91) B		83
(69-80) C		
(55-68) D	69	
(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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