

# 8, Southfield Park, York, YO43 3QL TO LET £675 Per Calendar Month



This newly renovated property offers well-maintained accommodation arranged over two floors and is suitable for a range of tenants. The ground floor comprises a comfortable sitting room and a newly fitted kitchen,

On the first floor, the property offers two bedrooms, one of which features a sloped ceiling with Velux windows allowing good natural light, along with a modern bathroom. The layout is well suited for either a small family, a couple, or those requiring a second bedroom or home office.

The property has been refurbished throughout and benefits from a new kitchen, a new bathroom, and new carpets in all rooms, resulting in a clean and well-presented interior.

Outside, the property is mainly paved for ease of maintenance, with a lawn to the front and side. Two off-road parking spaces are available with the property

A deposit of £770 will be required. A holding deposit of £150 will be required to secure the property

East Riding of Yorkshire Council Band: A

RENT £675 Per Calendar Month | DEPOSIT £770 | AVAILABLE FROM 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 ACCOMODATION COMPRISES

# SITTING ROOM

3.45m x 4.47m (11'3" x 14'7" ) Front enterance door, radiator

#### **KITCHEN**

2.74m x 3.44m (8'11" x 11'3")

Fitted with a range of wall and base units comprising of work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, part tiled walls, plumbing for automatic washing machine, radiator.

# **FIRST FLOOR**

#### **BEDROOM**

2.77m x 3.46m (9'1" x 11'4" ) Sloping ceiling, Velux window, radiator.

#### **BEDROOM**

3.45m x 2.60m (11'3" x 8'6" ) Radiator.

#### **BATHROOM**

Fitted with a three piece white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low flush W/C, extractor fan.

#### **OUTSIDE**

Lawned front and side, rear garden fully paved and fenced, two parking spaces.

#### ADDITIONAL INFORMATION

## **SERVICES**

Mains Water, gas, electricity and drainage.

#### **APPLIANCES**

No appliances have been tested by the Agent.

**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.





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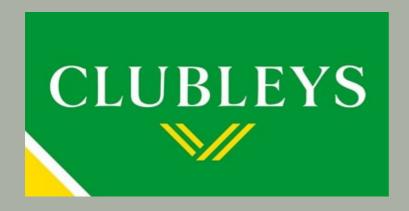


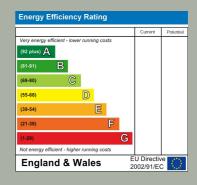












#### **OPENING HOURS**

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.

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