

CLUBLEYS



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, providing practical and functional living space.

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

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 ACCOMODATION COMPRISES

SITTING ROOM

3.45m x 4.47m (11'3" x 14'7")
Front entrance 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, Vodafone 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		
(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

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

zoopla

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.