

CLUBLEYS



58, Bedale Road,
Market Weighton, YO43 3DW
TO LET £625



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Presenting this charming two-bedroom ground floor flat, complete with a spacious rear garden and convenient front parking. The property features a renovated kitchen and bathroom, enhancing its modern appeal. The accommodation includes a welcoming entrance hall, a cosy sitting room, a stylish kitchen, two double bedrooms, and a well-appointed bathroom. Outside, the rear garden is mainly laid to lawn, bordered by mature flowers and shrubs, and includes a garden shed and an additional outhouse. The low-maintenance front garden features a practical driveway discreetly positioned to the side.

A deposit of £.00 is required. A holding deposit of £.00 to secure the property.

East Riding of Yorkshire Council Band A.

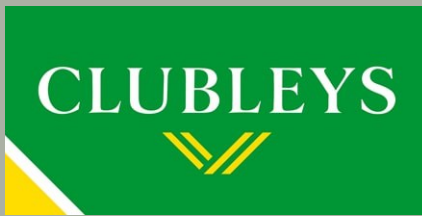
RENT £625 | DEPOSIT £720 | AVAILABLE FROM 30th August 2024

East Riding of Yorkshire Council 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 ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, ceiling coving, fitted cupboard.

SITTING ROOM

4.23m x 3.99m (13'10" x 13'1")

Feature fire surround marble effect inset and hearth electric fire. Ceiling coving, radiator, television point, back boiler.

KITCHEN

3.23m x 2.51m (10'7" x 8'2")

Fitted with a range of wall and base units comprising work surfaces, single drainer stainless steel sink unit, partially tiled walls, plumbing for automatic washer.

BEDROOM ONE

3.12m x 3.99m max (10'2" x 13'1" max)

Fitted wardrobe, central drawers, radiator.

BEDROOM TWO

3.13m x 3.15m (10'3" x 10'4")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, wash hand basin, low flush WC. Shower boarding, radiator, cupboard housing hot water cylinder.

OUTSIDE

Outside, a delightful rear garden awaits, predominantly lawned and adorned with an array of vibrant flowers and shrubs, alongside a handy garden shed and a storage area. The front garden, designed for low maintenance, features a convenient driveway tucked to the side.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity, water 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			77
(55-68) D		67	
(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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