

CLUBLEYS



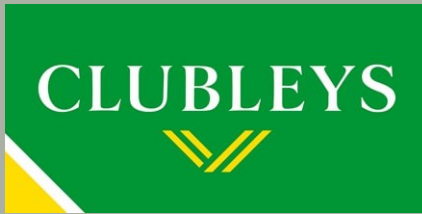
1, Ripley Place,
Market Weighton, YO43 3NG
TO LET £795



TO LET ON MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. A two bedroom bungalow located just a short from the town centre. The accommodation comprises: sitting room, kitchen, two bedrooms and shower room. Outside is a garage and block paved driveway with gravelled shrub beds and borders.

East Riding of Yorkshire Council Band: B.
A bond of £910 is required. A Holding Deposit of £180.

RENT £795 | DEPOSIT £910 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: B



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

Fitted cupboard, access to loft, radiator.

SITTING ROOM

4.86 x 3.62 max (15'11" x 11'11" max)
TV aerial point, ceiling coving, radiator.

KITCHEN

3.62 x 2.50 (11'11" x 8'2")
Fitted with a range of wall and floor units, incorporating work surfaces, single bowl stainless steel sink units, stainless steel oven with ceramic hob, cooker hood over, plumbed for automatic washer, part tiled walls, gas fired central heating boiler, radiator, ceiling coving.

BEDROOM ONE

3.61 x 3.60 max into wardrobe (11'10" x 11'10" max into wardrobe)
Fitted wardrobe to one wall, central dressing table unit, radiator, power points, ceiling coving.

BEDROOM TWO

2.53 x 2.53 (8'4" x 8'4")
Radiator, ceiling coving, power points.

SHOWER ROOM

2.59 x 1.71 (8'6" x 5'7")
White suite comprising fitted shower, pedestal hand basin, low flush wc, radiator, ceiling coving, recessed ceiling lights.

OUTSIDE

Block paved driveway leading to the garage.
Gravelled garden areas with shrubs beds and borders.

GARAGE

6.28 x 2.95 (20'7" x 9'8")
Up and over door, power and light, side entrance door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

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, EE 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	69	74
(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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