CLUBLEYS

Flat 1, 72, Market Place, Market Weighton, YO43 3AW
TO LET £610 PCM



This characterful and spacious two-bedroom apartment is ideally situated in the heart of the town, above a currently vacant commercial premises. The accommodation is arranged over three floors and comprises an entrance hall, an open-plan lounge and kitchen on the first floor, two bedrooms on the second floor, and a bathroom. The property is equipped with electric wall-mounted heaters with adjustable fan control.

A deposit of £700 will be required. A holding deposit of £140 will be required to secure the property.

East Riding of Yorkshire Council - Council Tax Band A

RENT £610 PCM | DEPOSIT £700 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: A

Market Weighton has a selection of shops, schools, public houses, 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
Staircase to accommodation.

FIRST LANDING
Night storage heater, fitted cupboard.

OPEN PLAN LIVING KITCHEN
5.09 x 5.81 (16'8" x 19'1")

LOUNGE AREA
Night storage heater with air fan control, power points, laminate wood flooring, recessed ceiling lighting, TV aerial point, telephone point.

FITTED KITCHEN
Fitted wall and floor units incorporating "Stoves" stainless steel electric oven and hob with matching cooker hood over, work surfaces with matching marble effect splash back, stainless steel sink unit, power points.

SECOND FLOOR ACCOMMODATION

SECOND LANDING
Power points, exposed beams.

BEDROOM 1
3.89 x 5.09 (12'9" x 16'8")
Night storage heater, access to loft, power points, TV aerial point, airing cupboard housing hot water cylinder, recessed ceiling lighting.

BEDROOM 2
3.18 x 4.18 max (10'5" x 13'9" max)
Night storage heater, access to eaves storage space, power points, TV aerial point, exposed beams, recessed ceiling lighting.

BATHROOM
White suite comprising panelled bath, pedestal hand basin, low flush WC, part tiled walls, electric wall heater, exposed beams.

OUTSIDE

LAUNDRY ROOM
There is a communal laundry room to the rear of the flats.

PARKING
There will be non-designated parking at the rear of 72 Market Place which can be used out of working hours, as the main shops take priority during this time.

ADDITIONAL INFORMATION

SERVICES
Mains water, 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 1800 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from EE, Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



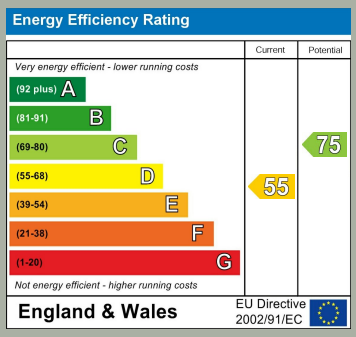








CLUBLEYS



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.