

CLUBLEYS



13, Bedale Road,
Market Weighton, YO43 3DL
TO LET £625 Per Month



This well-presented and spacious two bedroom first floor flat offers generously proportioned accommodation, a practical layout and the added benefit of ample off-street parking. Ideally suited to a variety of tenants, the property provides comfortable living accommodation throughout and benefits from a private entrance, with stairs leading to the first floor and a welcoming inner hallway.

The accommodation comprises a bright and spacious sitting room, a well-equipped kitchen, two comfortable and well-proportioned bedrooms, and a neatly presented shower room. The generous room sizes provide a versatile and comfortable living environment, making this an appealing home for couples, professionals or a small family.

Externally, the property benefits from a private side driveway providing ample off-street parking, together with a gravelled courtyard.

A holding deposit is required of £140. A deposit is required of £720

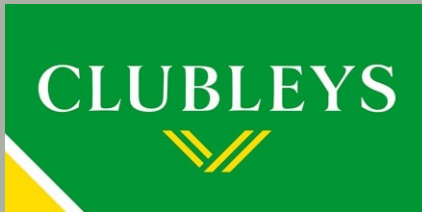
East Riding of Yorkshire Council BAND: A

RENT £625 Per Month | DEPOSIT £720 | AVAILABLE FROM
East Riding of Yorkshire Council BAND: A

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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

Pvc front entrance door, ceiling coving.

INNER HALLWAY

Laminate flooring, recessed ceiling lights, fitted cupboard.

SITTING ROOM

3.94m x 4.41m (12'11" x 14'5")

Coal-effect gas fire with a marble-effect inset and hearth, wooden surround, and back boiler. Ceiling coving and a radiator.

KITCHEN

3.85m x 3.12m (12'7" x 10'2")

Fitted with a range of wall and base units comprising work surfaces, electric oven with gas hob and extractor hood over, 1.5 bowl stainless steel sink unit, plumbing for automatic washer, fitted cupboard housing hot water cylinder, laminate flooring, part tiled walls, extractor fan, ceiling coving, radiator.

BEDROOM 1

3.94m x 3.17m (12'11" x 10'4")

Fitted wardrobe to one wall, ceiling coving, radiator.

BEDROOM 2

2.86m x 3.63m (9'4" x 11'10")

Fitted wardrobe to one wall, ceiling coving, radiator, fitted cupboard.

SHOWER ROOM

Three piece light coloured suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, radiator, ceiling coving, extractor fan.

OUTSIDE

Outside, the property benefits from a side driveway

providing ample off-street parking, and a gravelled courtyard with the benefit of a shed.

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 1000 maximum download speed of 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.





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	66	75
(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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