

CLUBLEYS



Millbeck Lodge, Goodmanham Road,  
Market Weighton, YO43 3HU  
TO LET £1,200 Per Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Located on the outskirts of Market Weighton, this three bedroom detached split level bungalow offers spacious living with modern amenities, including a newly fitted kitchen and utility room, and a garage for convenient storage. The accommodation features a welcoming entrance hall leading to a modern kitchen and adjacent utility room. The cosy lounge steps up to an elevated dining room. The property boasts three bedrooms, with the master bedroom benefiting from an ensuite, and a modern family bathroom serving the additional bedrooms. Outside, the front of the property has a large driveway providing ample parking and access to the garage. The rear of the property offers a beautifully landscaped garden with two paved patio areas, a lawn, and hedge boundaries for privacy.

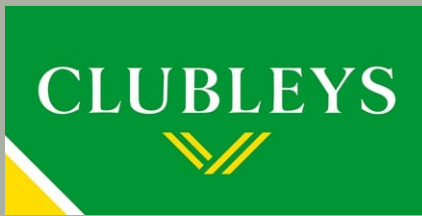
This property presents a unique rental opportunity, and early viewings are highly recommended! A holding deposit of £270.00 will be required to secure the property. A deposit of £1380.00 will be required. East Riding of Yorkshire Council Band E.

RENT £1,200 Per Month | DEPOSIT £1,380 | AVAILABLE FROM 1st June 2024  
East Riding of Yorkshire Council BAND: E

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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 Doctors' 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, stairs down to inner hallway.

#### KITCHEN

4.089m x 3.539m (13'4" x 11'7")

Fitted with a range of wall and base units comprising work surfaces, ceramic one and a half bowl sink and drainer unit, electric oven, four ring gas hob with extractor hood over and glass splashback. Laminate flooring.

#### UTILITY ROOM

3.566m x 1.782m (11'8" x 5'10")

Base units comprising work surfaces, stainless steel sink and drainer unit, wall mounted gas fired central heating boiler, side entrance door, laminate flooring.

#### SITTING ROOM

4.625m x 4.700m (15'2" x 15'5")

Electric fire with wooden mantle, ceiling coving, radiator, wall light points. Steps leading to...

#### DINING ROOM

3.223m x 3.166m (10'6" x 10'4")

French doors leading to rear garden, ceiling coving, radiator, wall light points.

#### INNER HALLWAY

Three fitted cupboards, radiator.

#### BEDROOM ONE

4.880m x 3.246m (16'0" x 10'7" )

To the front elevation, radiator.

#### ENSUITE

Three piece white suite comprising step in shower cubicle with electric shower, wash hand basin set in vanity unit and low flush WC. Radiator, laminate flooring.

#### BEDROOM TWO

3.446m x 2.973m (11'3" x 9'9" )

To the front elevation, radiator.

#### BEDROOM THREE

2.434m x 2.074m (7'11" x 6'9")

To the side elevation, radiator.

#### BATHROOM

Three piece white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. Radiator, fitted cupboard, shaver point.

#### OUTSIDE

Outside, the front of the property has a large driveway providing ample parking and access to the garage. The rear of the property offers a beautifully landscaped garden with two paved patio areas, a lawn, and hedge boundaries for privacy.

#### GARAGE

Up and over door, power and light, personnel door.

#### ADDITIONAL INFORMATION

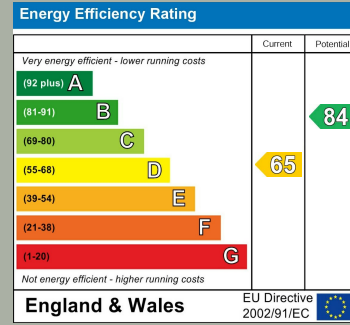
#### SERVICES

Mains gas, electricity, water and drainage.

#### APPLIANCES

No appliances have been tested by the Agent.





### 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: 0844 4727000

### 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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