CLUBLEYS

Flat 1, 47-49 Market Place, Market Weighton, YO43 3AJ
TO LET £495 Per Calendar Month



Situated in the heart of Market Weighton, this conveniently located Studio offers practical living with local amenities right on your doorstep. Accessed via one flight of stairs, the accommodation comprises bedsit, dining area, kitchen and bathroom. East Riding of Yorkshire Council Tax: Band A, Holding deposit £110.00.

RENT £495 Per Calendar Month | DEPOSIT | AVAILABLE FROM
East Riding Of Yorkshire Council BAND: A

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 ACOMMODATION COMPRISES

BEDSIT
5.98 x 3.08 (19'7" x 10'1")
Feature decorative, 2 radiators.

DINING AREA
3.18 x 3.06 (10'5" x 10'0")
2 radiators.

KITCHEN
2.27 x 1.79 (7'5" x 5'10")
Fitted with wall and floor units comprising worksurfaces, stainless steel sink unit, electric cooker with cooker hood over, part tiled walls, radiator.

BATHROOM
White suite comprising fitted shower cubicle, pedestal hand basin, low flush wc, radiator.

ADDITIONAL INFORMATION

SERVICES
Mains water, electricity, gas 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.

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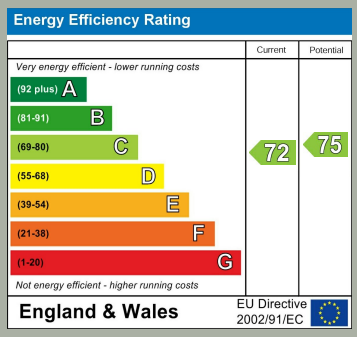








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OPENING HOURS

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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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.