CLUBLEYS

3, Hudson Court, Market Weighton, YO43 3HD
TO LET £650 Per Calendar Month



Now fully booked on viewings. Forming part of an attractive barn conversion, this individually designed two-bedroom property is conveniently located within walking distance of the town center, while enjoying a quieter setting. The accommodation features vaulted and beamed ceilings, adding character to the living space, and comprises an entrance hallway, sitting room, well-equipped kitchen, two double bedrooms and a bathroom fitted with a four-piece suite. Outside, the property benefits from a patio area and a designated parking space. Further features include electric heating and double glazing throughout. With its characterful features, practical layout and convenient location, the property would make an appealing rental home for a range of tenants.

East Riding of Yorkshire Council Tax: Band B, Holding deposit £150, Security deposit £750

RENT £650 Per Calendar Month | DEPOSIT £750 | 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
Front entrance door, laminate flooring and stairs to the first floor with cupboard under.

KITCHEN
2.79m x 2.90m (9'1" x 9'6")
Fitted with a range of wall and floor units having complementary work surfaces comprising electric oven, hob and extractor hood, stainless steel sink unit, plumbing for automatic washing machine and storage heater. Laminate flooring, wall light point and partially tiled walls.

SITTING/ DINING ROOM
5.42m x 3.33m (17'9" x 10'11")
Entrance door, two electric storage heaters, wall light points, laminate flooring, TV aerial outlet and telephone point.

FRST FLOOR ACCOMMODATION

BEDROOM ONE
3.23m x 3.71m (10'7" x 12'2")
Electric storage heater, wall light points, telephone point and TV aerial outlet.

BEDROOM TWO
2.81m x 2.97m (9'2" x 9'8")
Electric storage heater, wall light points and TV aerial outlet.

BATHROOM
Four piece white suite comprising low flush WC, pedestal wash hand basin, corner bath with mixer tap and shower attachment and separate shower cubicle. Heated towel rail, partially tiled walls and extractor fan.

OUTSIDE
Patio seating area and allocated parking.

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 1800 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.

clubleys.com

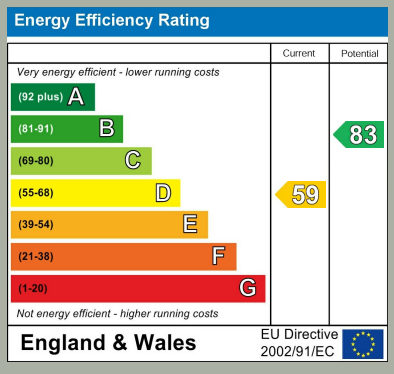




Estate Agents | Lettings Agents | Chartered Surveyors



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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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