

CLUBLEYS



48 Kings Court

Market Weighton, YO43 3FN

£775 PCM



THE LOCATION

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 PROPERTY

TO LET ON A MINIMUM TWELVE MONTH ASSURED SHORTHOLD TENANCY. A three storey, four bedroom semi detached house situated in a modern development towards the outskirts of the town. Situated in a convenient location within easy reach of excellent road links to Beverley, Hull and York. Accommodation arranged over three floors briefly comprising entrance hall, cloakroom, breakfast kitchen, lounge, four bedrooms, en-suite shower room and bathroom. There is a garden to the rear with front driveway providing access to integral



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Storage cupboard, radiator, stairs to first floor.

KITCHEN 15'5" X 11'10" MA X (4.7M X 3.6M MAX)

Range of wall and floor units having complementary work surfaces incorporating double electric oven, gas hob with hood over, stainless steel one and half bowl sink unit, wall mounted gas central heating boiler. Tiled splash backs, power points, radiator and french doors to the rear garden.

CLOAKROOM

White low flush WC and wash hand basin. Radiator.

FIRST FLOOR

LANDING

Stairs to first floor, radiator.

LOUNGE 15'5" X 13'9" (4.7M X 4.2M)

French window to front elevation. TV aerial outlet, power points and radiators.

BEDROOM TWO 11'2" X 9'2" (3.4M X 2.8M)

Radiator and power points.

BATHROOM

White suite comprising low flush WC, pedestal hand basin and panelled bath with shower tap attachment.

SECOND FLOOR

LANDING

Airing cupboard containing hot water cylinder. Access to loft, radiator.

BEDROOM ONE 15'5" X 13'9" (4.7M X 4.2M)

Radiator, power points.

EN-SUITE

White suite comprising low flush WC, pedestal hand basin and shower cubicle. Radiator.

BEDROOM THREE 9'2" X 8'2" (2.8M X 2.5M)

Radiator and power points.

BEDROOM FOUR 9'2" X 6'11" (2.8M X 2.1M)

Radiator and power points.

OUTSIDE

There is a relatively low maintenance garden to the rear of the house comprising gravel and paved areas. Timber fencing to the perimeter with side gateway providing access to the front. A front tarmac driveway provides off street parking and access to the garage.

GARAGE

Integral garage having up and over door, power and light.

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

BOND

A bond will be required.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

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





CLUBLEYS



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Predicted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
(92-100)			(10-15)
B			B
(81-91)			(16-20)
C			C
(69-80)			(21-25)
D			D
(55-68)			(26-34)
E			E
(39-54)			(35-38)
F			F
(21-38)			(40-47)
G			G
(1-20)			(48-55)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	80	79	1
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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 the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

