

CLUBLEYS
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Apartment, 34a Southgate
Market Weighton, YO43 3BQ

**£550 Per
calendar
month**



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 SIX MONTH ASSURED TENANCY. A two bedroom modern apartment offering two storey accommodation. The accommodation comprises:- entrance hall, first floor open plan kitchen and sitting room, bathroom with separate shower and two second floor bedrooms. The property has gas fired central heating and double glazing. Outside there is a roof terrace with views of the town and church. INSPECTION IS ESSENTIAL.



ABOUT MARKET WEIGHTON

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator, power points, wall mounted gas fired central heating boiler.

OPEN PLAN KITCHEN 11'6" x 9'10" (3.51m x 2.99m)

Newly fitted with a range of wall and floor units, one a half bowl stainless steel sink unit, stainless steel electric oven and gas hob with glass and stainless steel extractor hood over, part tiled walls, work surfaces, recessed ceiling lights, storage cupboard.

OPEN PLAN SITTING ROOM 11'9" x 16'2" (3.59m x 4.94m)

Radiator, power points, TV aerial point.

BATHROOM

White suite comprising low flush wc, pedestal hand basin, corner shower cubicle, panelled bath, tiled floor, part tiled walls, chrome ladder style towel rail, recessed ceiling lights, extractor fan.

LANDING

Storage cupboard, power points.

BEDROOM ONE 11'9" x 13'5" max (3.59m x 4.08m max)

Restricted height, power points, radiator, TV aerial point.

BEDROOM TWO 9'8" x 13'5" max (2.94m x 4.09m max)

Restricted height, radiator, power points, TV aerial point.

OUTSIDE

Outside the property has an enclosed seating area.

SERVICES

Mains water, gas, electricity 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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