



THE LOCATION

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 SIX MONTH ASSURED

SHORTHOLD TENANCY This ground floor two bedroom apartment is conveniently situated within a short walk from the town centre. The accommodation briefly comprises:- Entrance hall, open plan kitchen with modern fitted units leading into the sitting room, two bedrooms, one having the benefit of en-suite and bathroom. There is a designated parking space to the front of the apartments. The apartment benefits from electric heating and PVC double glazing. No pets or smokers, a bond of £570 will be required.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, electric heater, two fitted cupboards, one housing hot water cylinder.

KITCHEN 10'3" x 5'11" (3.12m x 1.81m)

Fitted with a range of wall and base units comprising work surface, stainless steel sink unit, electric oven, ceramic hob with extractor over, partially tiled walls, plumbing for automatic washing machine.

SITTING ROOM 12'0" x 11'1" (3.65m x 3.38m)

Electric heater, TV and telephone point.

BEDROOM ONE 11'8" x 10'0" (3.56m x 3.05m)

Electric heater, fitted wardrobe.

EN-SUITE

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin, partially tiled walls, ladder style radiator, extractor fan.

BEDROOM TWO 10'4" x 8'1" (3.15m x 2.46m)

Electric heater.

BATHROOM

Three piece white suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush WC, ladder style radiator, recessed ceiling lights, part tiled walls, shaver point.

OUTSIDE

Allocated car parking space, cycle storage and wheelie bin storage.

ADDITIONAL INFORMATION

Management fee approximately £50 per calendar month and ground rent £150 per year (figures should be verified through solicitors).

SERVICES

Mains water, electricity and drainage.

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

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Chartered Surveyors,
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