

CLUBLEYS



31, Hird Avenue,
Market Weighton, YO43 3RS
TO LET £1,050 Per Month



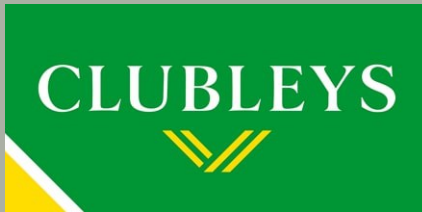
Situated in a highly sought-after market town with excellent transport links to both York and Hull, this beautifully presented three-bedroom, three-storey semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

The property features a stylish modern kitchen/diner with integrated appliances, a bright and welcoming living room with French doors opening onto the enclosed rear garden, and a convenient ground floor WC. The first floor offers two well-proportioned bedrooms and a family bathroom, while the impressive top floor is dedicated to the generous main bedroom, complete with its own en-suite shower room.

Outside, the property benefits from a private, enclosed rear garden, ideal for relaxing or entertaining, as well as a driveway providing convenient off-street parking for two vehicles.

A Deposit is required of £1200. A holding deposit is required of £240. East Riding of Yorkshire Council BAND: C.

RENT £1,050 Per Month | DEPOSIT £1,200 | AVAILABLE FROM 1st August 2026
East Riding of Yorkshire Council BAND: C



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, stairs to first floor, fitted cupboard, radiator.

KITCHEN DINER

5.22 x 4.24 (17'1" x 13'10")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, electric oven, gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, recessed ceiling lights, breakfast bar, cupboard housing wall mounted gas fired central heating boiler, radiator.

W.C.

Two piece suite comprising low flush W.C., pedestal wash hand basin, tiled splashback, extractor, radiator.

SITTING ROOM

3.46 x 4.24 (11'4" x 13'10")

T.V. aerial point, french doors to garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs to second floor, radiator.

BEDROOM TWO

3.45 x 4.24 (11'3" x 13'10")

Fitted cupboard, radiator.

BEDROOM THREE

3.24 x 2.17 (10'7" x 7'1")

Radiator.

BATHROOM

Three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail, recessed ceiling lights.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE

6.53 x 4.24 (21'5" x 13'10")

Velux window, radiator.

EN SUITE

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin, part tiled walls, extractor, velux, recessed ceiling lights, chrome heated towel rail.

OUTSIDE

The property benefits from a private, lawned rear garden with fenced boundaries and side gated access. At the front, a driveway provides parking for two vehicles.

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 Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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