

CLUBLEYS



5, Harold Elgey Close,
Market Weighton, YO43 3FJ
TO LET £800 Per Calendar Month



This charming three-bedroom end-terraced home is ideally situated just a short stroll from Market Weighton High Street. The ground floor offers a cosy sitting room, a modern dining kitchen with a utility area, and the convenience of a downstairs WC. Upstairs, you'll find three well appointed bedrooms and a modern family bathroom. The property is complemented by a brick-paved shared driveway at the front and a rear garden, featuring a lawn and a paved patio perfect for outdoor relaxation.

A deposit of £920.00 will be required. A holding deposit of £180 will be required to secure the property.
East Riding of Yorkshire Council Band B, EPC C

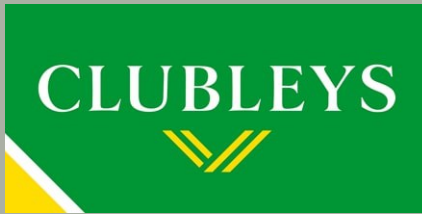
RENT £800 Per Calendar Month | DEPOSIT £920 | AVAILABLE FROM 10th
January 2025

East Riding of Yorkshire Council BAND: B

rightmove 

www.clubleys.com

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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.

GROUND FLOOR ACCOMMODATION

SITTING ROOM

4.06 x 4.16 (13'4" x 13'8")

Front entrance door, laminate wood flooring, TV aerial point, power points, telephone point, radiator, staircase to first floor.

DINING KITCHEN

4.20 x 3.04 (13'9" x 10'0")

Fitted with a range of wall and floor units, incorporating work surfaces, one and a half bowl stainless steel single drainer sink unit, stainless steel double electric oven, four ring gas hob with cooker hood over, integrated dishwasher. Tiled floor, radiator, bi folding doors to rear garden.

UTILITY AREA

Fitted work surfaces, plumbed for automatic washer.

CLOAKROOM

White suite comprising low flush wc, hand basin set in vanity unit with tiled splash back.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft, cupboard housing gas fired central heating boiler.

BEDROOM ONE

2.85 x 4.06 (9'4" x 13'4")

Radiator, power points, TV aerial point.

BEDROOM TWO

2.60 x 2.00 (8'6" x 6'7")

Radiator, power points.

BEDROOM THREE

2.00 x 2.60 (6'7" x 8'6")

Radiator, power points.

BATHROOM

White suite comprising low flush wc, hand basin, panelled bath with shower over, shower screen, heated towel rail.

OUTSIDE

To the rear of the property is a paved patio area immediately beyond the house, with lawned garden area beyond. Two allocated parking spaces.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

BROADBAND & MOBILE COVERAGE

The Ofcom website states the average broadband speed of 18 Mbps and a maximum download speed of 1000 Mbps at this postcode YO43 3FJ and mobile coverage is provided by EE, Three and O2. The checker results are predictions and should not be regarded as guaranteed.

APPLIANCES

No appliances have been tested by the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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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