

CLUBLEYS



21, Rees Close,
York, YO43 3GF
TO LET £800 Per Month



Located just off Dawson Road in a highly desirable residential area, this attractive three-bedroom home forms part of a small and sought-after development. The accommodation briefly comprises an inviting entrance hall, a comfortable sitting room, a spacious dining kitchen and a rear entrance with a cloakroom. The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a generous enclosed rear garden, mainly laid to lawn, with a decking area providing the perfect space for outdoor dining and entertaining, together with a useful garden shed. Allocated parking is conveniently located within the rear courtyard.

A deposit of £920 is required.

A holding fee of £180 will be payable to secure the property.

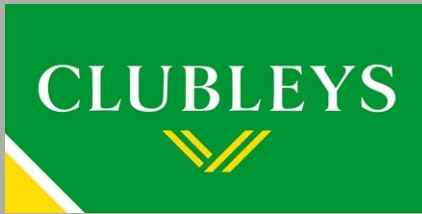
East Riding of Yorkshire Band: B

RENT £800 Per Month | DEPOSIT £920 | AVAILABLE FROM 3rd August 2026
East Riding of Yorkshire Council BAND: B

rightmove 

www.clubleys.com

zoopla



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

1.37m x 1.54m (4'5" x 5'0")

Front entrance door, stairs to first floor accommodation, radiator.

SITTING ROOM

3.68m x 3.73m (12'0" x 12'2")

Radiator, television point, understairs cupboard.

KITCHEN DINER

3.59m x 3.03m (11'9" x 9'11")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink and drainer, electric oven, four ring gas hob. Cupboard housing gas fired central heating boiler, plumbing for automatic washer. Partially tiled walls, radiator.

REAR ENTRANCE

1.03m x 1.63m (3'4" x 5'4")

Rear entrance door, radiator.

CLOAKROOM

Two piece white suite comprising low flush WC, pedestal wash hand basin with tiled splashback, radiator.

FIRST FLOOR ACCOMODATION

LANDING

Cupboard housing hot water cylinder.

BEDROOM ONE

3.48m max x 2.66m (11'5" max x 8'8")

Radiator.

BEDROOM TWO

3.36m x 2.66m (11'0" x 8'8")

Fitted wardrobes, television point, radiator.

BEDROOM THREE

2.01m x 2.25m (6'7" x 7'4")

Radiator.

BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, shower screen. Partially tiled walls, shaver point, radiator, extractor fan.

OUTSIDE

The property benefits from a generous enclosed rear garden, mainly laid to lawn, with a decking area and a useful garden shed. Allocated parking is conveniently located within the rear courtyard.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the Agent.

SERVICES

Mains water, gas, electricity and drainage.

Material Information

The Ofcom website suggests there is a maximum download speed of 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		90
(81-91) B		
(69-80) C	76	
(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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