



14 School House Drive, Seamer, Scarborough YO12 4PF  
£1,100 Per Calendar Month

**CPH**  
LETTINGS



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YO12 4PP

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- SPACIOUS DETACHED HOUSE
- SORT AFTER VILLAGE LOCATION
- THREE BEDROOM ONE INCLUDING EN-SUITE
- GARAGE & GARDENS

## Description

Within the popular village of SEAMER, CPH are delighted to offer to the market this **THREE BEDROOM STONE BUILT DETACHED PROPERTY**, which is **WELL-PRESENTED/MODERNISED THROUGHOUT** and provides **FRONT & REAR GARDENS, GARAGE** and **SPACIOUS LIVING ACCOMMODATION**.

This well presented three bedroom detached house comprises of entrance to the property hall, which leads to the downstairs WC, stairs to the first landing and the spacious lounge, the lounge leads to the separate dining area with French doors leading to the rear garden, and the modern kitchen which includes wall and base units and a rear door to the rear garden. To the first floor of this desirable property leads to a 3 piece suite bathroom including a jacuzzi bath, one single bedroom and two double bedrooms all with built in storage, the master bedroom comprises of a modern built in wardrobe and an en-suite. This property comes with front grassed area, drive, garage and a sunny rear garden, including a patio area, lawned area and a storage shed.

This property is located on the south side of the sort after village of SEAMER, just a few miles from Scarborough. There are a number of local amenities and facilities within walking distance including, supermarket, public houses, Church and School and local eateries. Transport links are available from Seamer Station and the A64 Scarborough to York which is close by.

CPH highly recommend viewing of this property to appreciate the space and character on offer from this property. To arrange a viewing, please contact our friendly and experienced team today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



### Accommodation

Lounge:  
12'2" x 12'11"

Dining Room:  
11'9" x 8'9"

Kitchen:  
8'3" x 12'7"

WC  
8'3" x 3'3"

Bedroom 1:  
8'11" x 12'2"

En-Suite:  
7'5" x 7'5"

Family Bathroom:  
6'4" x 5'5"

Bedroom 2:  
12'1" x 8'6"

Bedroom 3:  
8'7" x 8'7"



### Application for tenancy

A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by Goodlord (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/ twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

### Tenants responsibilities and conditions of tenancy

The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

### Rent and bond requirements

If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

### Insurance

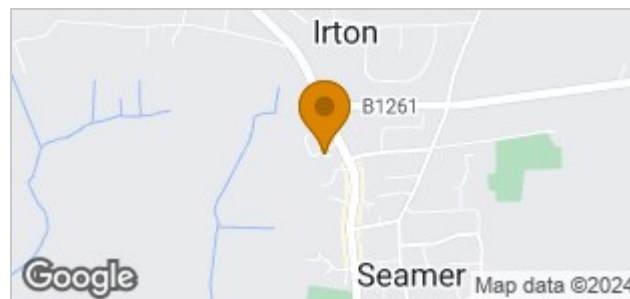
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.



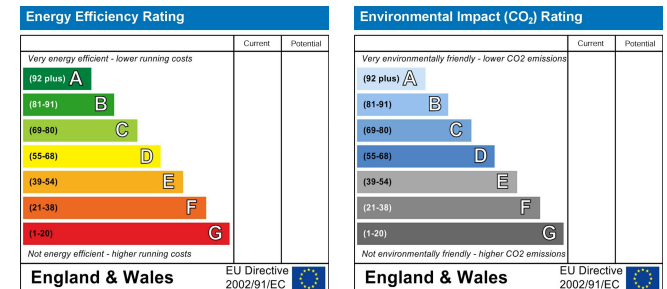
## Floor Plans



## Area Map



## Energy Performance Graph



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132