



31 West Garth Gardens, Cayton, Scarborough YO11 3SF  
£1,150

**CPH**  
LETTINGS



## 31 West Garth Gardens, Cayton, Scarborough YO11 £1,150

CPH are DELIGHTED to offer to the rental market this 3/4 BEDROOM, SEMI DETACHED DORMER BUNGALOW, with OFF ROAD PARKING for MULTIPLE VEHICLES, LARGE PRIVATE REAR GARDEN with OPEN ASPECT VIEWS to the WOLDS, finished to a HIGH STANDARD and offered FURNISHED, located in the SOUGHT AFTER VILLAGE of CAYTON.

This property briefly comprises of entrance porch leading to a modern open plan kitchen/diner including integrated appliances, a light and airy lounge, a bedroom/office room with views overlooking the rear garden, a four piece house bathroom, and a double bedroom, to the first floor is a modern three piece shower room and a further two double bedrooms, complete with storage, to the rear this property benefits from off road parking for multiple vehicles, and to the rear large private lawned gardens complete with panoramic open aspect views of the Wolds, seating area and garden room including power. This bungalow is offered to the rental market on a short term basis.

This property occupies an enviable setting within a secluded cul-de-sac in the popular village of Cayton, affording a wealth of amenities, shops, public houses, schools and transport links into Scarborough. Viewing is highly recommended to appreciate the location, standard and size of this property, to arrange a viewing please contact our friendly and professional lettings team on 10723 352235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



## Description

+++THIS EXTENDED, 3/4 BEDROOM, SEMI DETACHED BUNGALOW is offered to the market in EXCELLENT order throughout and OCCUPIES A FANTASTIC CORNER PLOT with FEATURE SOUTH/WEST FACING REAR GARDEN as well as STUNNING PANORAMIC, OPEN ASPECT VIEWS to THE WOLDS. INTERNAL VIEWING HIGHLY RECOMMENDED to fully appreciate this lovely well presented home, gardens and views+++ The well appointed accommodation briefly comprises of an entrance porch, modern open plan kitchen/diner with double glazed window to the rear overlooking the rear garden with views to the Wolds door and stairs leading to the first floor landing and further doors to a generous lounge modern house bathroom and two further ground floor bedrooms and/or reception rooms each with doors leading out to the rear/side gardens. To the first floor is a modern shower room and two further bedrooms including a master bedroom which makes the most of the stunning vista over open countryside to The Wolds in the distance. Outside the property benefits from a detached garage at the side with low maintenance gravelled frontage and driveway providing ample parking. To the rear the property benefits from a generous lawned gardens to the side and rear with some planted areas and a green house/lean to shed to the rear of the garage. The garden is enclosed with fenced boundaries and has partial mature borders. The bungalow occupies an enviable setting within a secluded cul-de-sac in the popular village of Cayton. There are a wide range of amenities within the village including local shops, public house, popular junior school, sports club and playing fields plus is also near a regular bus route into Scarborough. In our opinion the property is offered to the market in excellent order throughout including gas heating via a modern combination boiler, UPVC double glazing, modern kitchen, bathroom and shower room as well as modern neutral decoration throughout. Internal viewing really cannot be recommended highly enough to fully appreciate all that is on offer within this well presented and well located home. You will not be disappointed.

## Situation



Council Tax Band: C  
Available: 4th June 2024

### 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

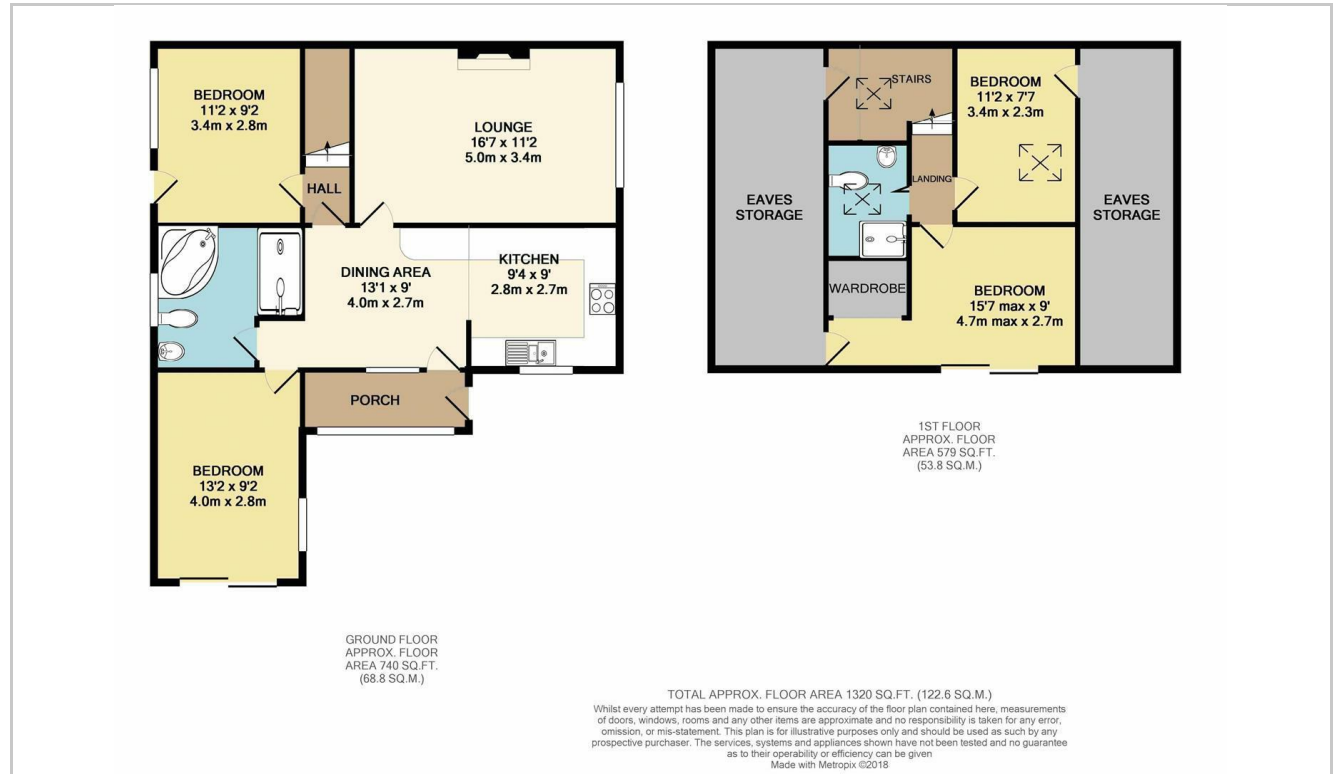
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details 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.



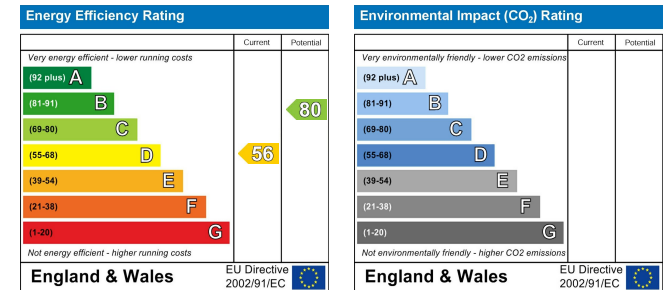
## Floor Plans



## Area Map



## Energy Performance Graph



CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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