



93 Scarborough Road, Norton, Malton YO17 8AA  
£950

**CPH**  
LETTINGS



## 93 Scarborough Road, Norton, Malton YO17 8AA £950

- STUNNING STONE-BUILT COTTAGE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING TO THE GROUND FLOOR
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION WITHIN NORTON



## Description

CPH are delighted to be presenting to the rental market this **DECEPTIVELY SPACIOUS, STUNNING TWO BEDROOM COTTAGE** which has been **RENOVATED** to a **HIGH STANDARD THROUGHOUT** and is set in a sought after residential location within **NORTON**.

This property offers light, luxurious living with open plan living arrangements on the ground floor whilst retaining much of the properties original charm. The accommodation comprises in brief on the ground floor; entrance door into a light and airy reception room to the front which has a feature fireplace and is open to the kitchen/dining room. The kitchen is fitted with modern wall/base units, integrated appliances, a utility room and a well designed cast iron spindle staircase leading to the first floor. To the rear of the ground floor is a stunning 'wetroom' with floating sink unit and walk in shower area. The first floor of the property lies two double bedrooms. Externally, the property has a lawned rear garden which is complete with a boiler room/store room and gravelled sun terrace, enclosed by fenced/walled boundaries. Set on Scarborough Road within Norton this property is well located for a variety of amenities including local shops, Supermarkets, eateries, schools and is an approximate 25 minute walk in to the heart of Malton where further amenities are located. Malton is a popular market town dubbed 'Yorkshire's Food Capital' where regular events are held including Malton's Food Market (2nd Saturday of every month), Malton Food Lover's Festival, Malton 10k and much more.

Viewing is highly recommended to appreciate the standard and location of this property, to arrange a viewing please contact our friendly and experienced lettings team on 01723 352235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

Council Tax Band: B

Available: 4th July 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

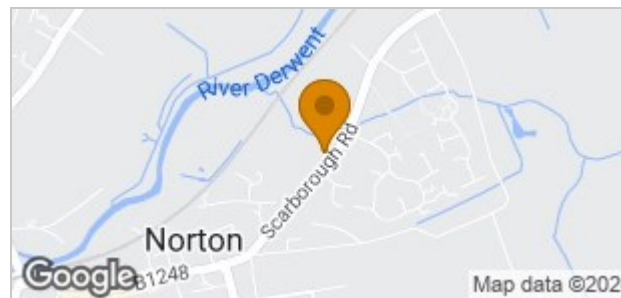
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



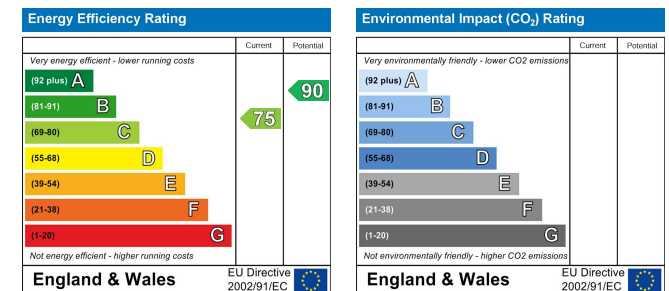
## Floor Plans



## Area Map



## Energy Performance Graph



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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