



Wold View Main Street, Flixton, Scarborough YO11 3UB  
£1,400 Per Calendar Month

**CPH**  
LETTINGS





## Wold View Main Street, Flixton, Scarborough YO11 £1,400 Per Calendar Month

CPH are DELIGHTED to OFFER to the RENTAL MARKET this SPACIOUS FOUR BEDROOM DETACHED HOUSE, which provides GENEROUS LIVING PROPORTIONS with THREE RECEPTION ROOMS, UTILITY ROOM, DOWNSTAIRS W/C, TWO BEDROOMS COMPLETE WITH ENSUITES, PRIVATE REAR GARDEN AND GARAGE, LOCATED WITHIN THE IDYLIC VILLAGE OF FLIXTON.

The property briefly comprises of characterful yet modern decorative order, entrance hall with built-in understairs storage and stairs to the first floor, a downstairs WC, lounge with fireplace, separate dining room accessed via sliding doors from the hallway, additional sitting room with bi-folding doors out to the rear gardens, a substantial modern breakfast kitchen/diner plus a utility/boiler room. To the first floor lies a landing, a master bedroom with an en-suite shower room, a second bedroom also with an en-suite shower room and fireplace, two double bedrooms both of which benefit from built-in storage and a four-piece suite house bathroom. Externally, the property benefits from impressive, tiered gardens complete with raised decking and a garage.

The property is well located in the secluded village of Flixton which affords excellent access to the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough. There is also a nearby popular public house/restaurant.

Viewing is highly recommended to appreciate the size, finish and location this property has to offer. 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)





## Description



## Situation



Council Tax Band: C  
Available: 9th January 2025



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

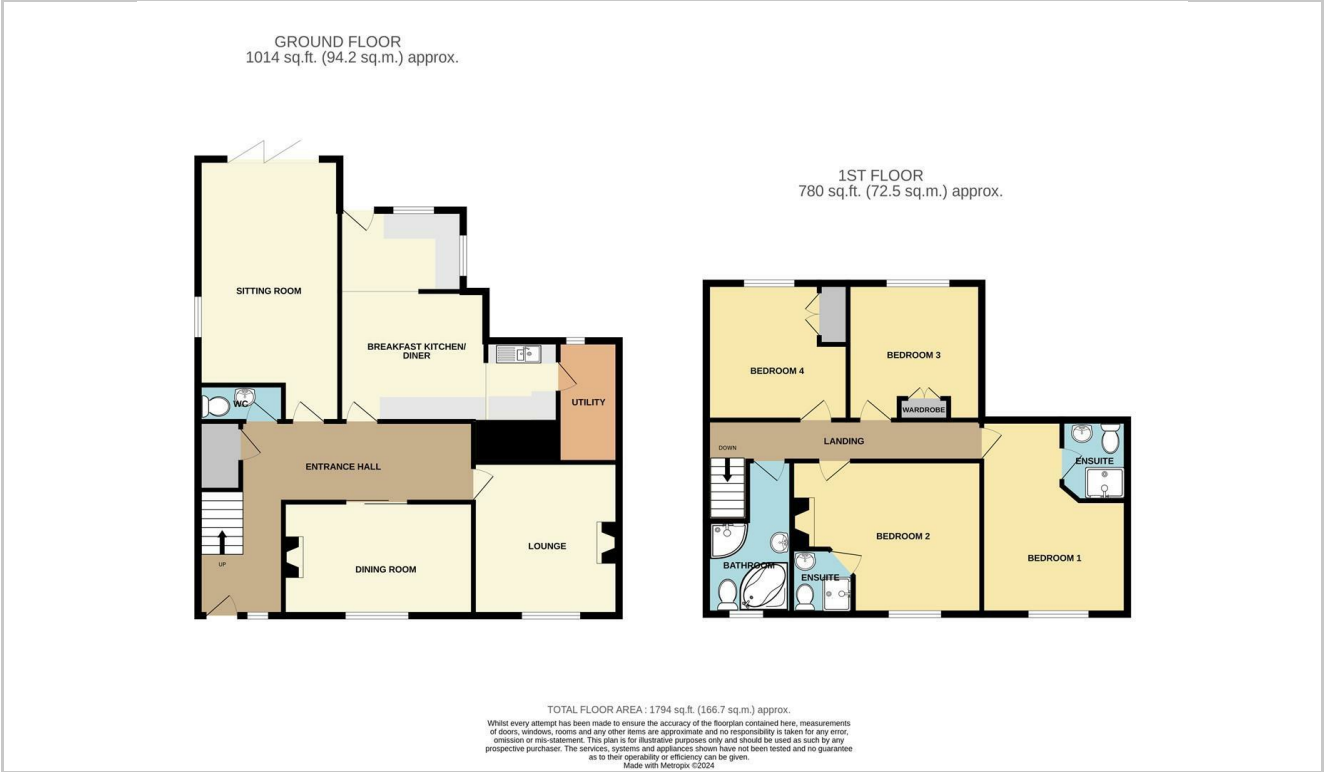
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details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



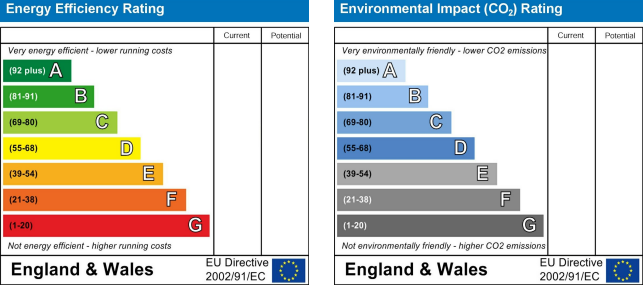
Floor Plans



Area Map



Energy Performance Graph



CPH Property Services  
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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