



17 Franklin Street, Scarborough YO12 7JU  
£975 Per Calendar Month





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- A COSY THREE/FOUR BEDROOM EXTENDED TERRACED HOME
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- A WELL-PRESENTED REAR YARD
- DESIRABLE LOCATION WITHIN PROXIMITY TO SCARBOROUGH TOWN CENTRE





## Description

CPH are DELIGHTED to offer to the RENTAL MARKET this BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM FULLY FURNISHED terrace HOUSE, complete WITH utility room and PRIVATE REAR YARD. This property is situated in a popular location within proximity to SCARBOROUGH TOWN CENTRE.

This property briefly comprises of entrance vestibule and hall with stairs to the first floor, a bay fronted light and airy lounge with opening to a dining room, leading to a fitted kitchen with matching wall and base units and a utility room with W/C, to the first floor lies a modern three piece bathroom and three bedrooms, to the top floor is a large occasional loft bedroom. The exterior of the property offers a private low maintenance tiled yard. This property is offered fully furnished and has been completed to a very high standard. Located in the desirable Scarborough Town Centre area and offers excellent access to a wealth of amenities, including Local eateries and shops, the Promenade, Peasholm Park and Scarborough's North and South Bay Beach.

Viewing is highly recommended to appreciate the finish, size and location this property has to offer. To arrange a viewing please contact our friendly and professional Letting Team on 01723 352235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

Council Tax Band: B

Available: 3rd April 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

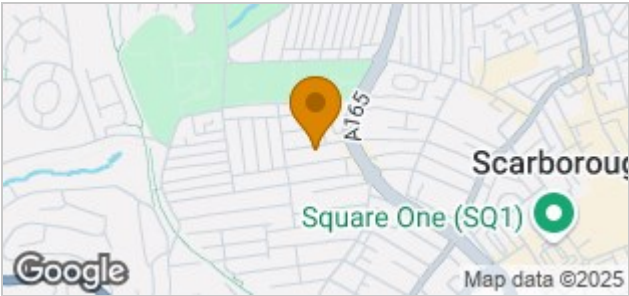
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



Floor Plans



Area Map



Energy Performance Graph

