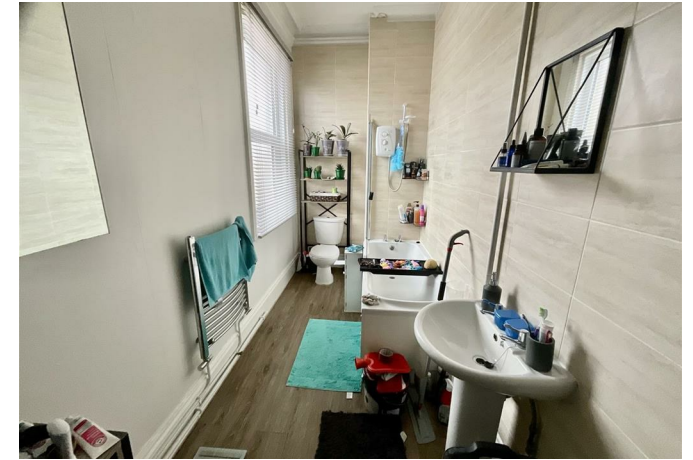




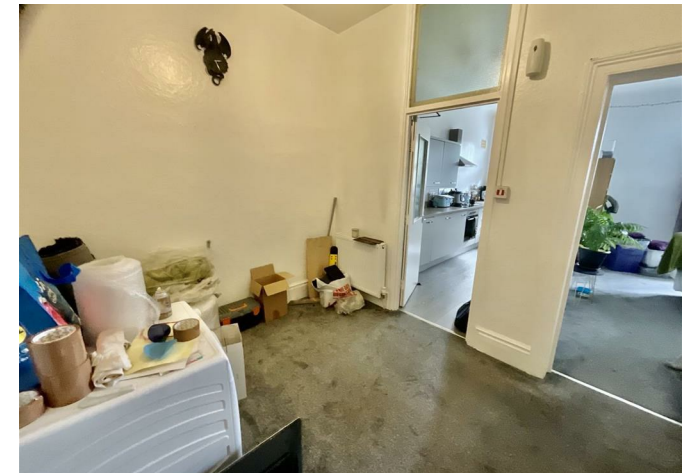
1 Filey Road, Scarborough YO11 2SG
£795



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- SPACIOUS TWO BEDROOM APARTMENT
- FIRST FLOOR
- MODERN DECORATION
- SOUGHT AFTER SOUTH CLIFF LOCATION



Description

CPH are DELIGHTED to offer to the rental market this TWO BEDROOM, FIRST FLOOR SPACIOUS APARTMENT, DECORATED TO A MODERN FINISH THROUGHOUT, LOCATED on the SOUGHT AFTER SOUTH SIDE.

This property briefly comprises of entrance hall leading to a modern kitchen, complete with matching wall and base units, a separate generous light and airy lounge, a dining room/office space, two bedrooms and a stylish three piece bathroom. This property is offered in good decoration throughout and benefits from UPVC Double Glazing. Located in the sought after South side of Scarborough just off Ramshill shopping parade on Scarborough's South Cliff placing this property near a wealth of amenities and only a 10 - 15 minute walk into Scarborough town centre, The Esplanade, Scarborough's South Bay and Train and bus station.

CPH highly recommend viewing this property to appreciate the size and quality finish of this property. To arrange a viewing please call our friendly Lettings team in the office on 01723 352235 Option 2 or via the website on www.cphproperty.co.uk

Lounge
16'8" x 18'0"

Kitchen
16'0" x 5'10"

Bedroom
12'1" x 14'1"

Bedroom
9'10" x 8'2"

Bathroom
14'1" x 5'2"

Council Tax Band: A

Available: 2nd June 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

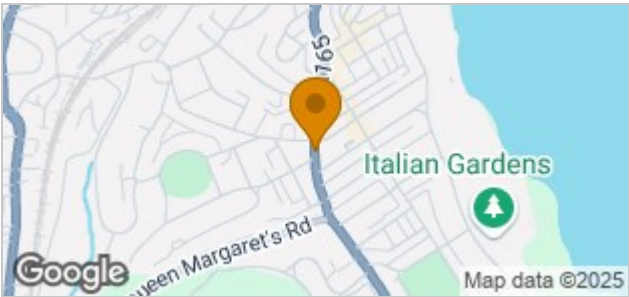
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



Floor Plans



Area Map



Energy Performance Graph

