



4 The Glade, Scarborough YO11 2ST
£800



4 The Glade, Scarborough YO11 2ST

£800

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- MODERN KITCHEN AND 4 PIECE BATHROOM
- PRIVATE SUN DECK
- POPULAR RESIDENTIAL AREA
- DETACHED GARAGE

Description

+++AVAILABLE NOW TO LET FOR £800 PCM, situated within a popular residential area to the SOUTH of Scarborough, a GROUND FLOOR APARTMENT which has TWO DOUBLE BEDROOMS, a MODERN KITCHEN and 4 PIECE BATHROOM, a PRIVATE SHELTERED SUN DECK a GARDEN AREA TO THE REAR and a GARAGE+++The property is offered to let with neutral decoration throughout and does benefit from UPVC double glazing and gas central heating. The accommodation comprises; entrance hall fitted with a variety of built-in storage, a generous light and airy lounge with a door to a private, sheltered sun deck, a modern kitchen, two double bedrooms with built-in wardrobes, a modern 4 piece bathroom. The property does also benefit from a garden at the rear of the property with access around the side of the building and a single garage located in a separate block. Located within the ever desirable South of Scarborough, the property also provides excellent access to a wealth of amenities and attractions including 'Oriel Crescent' 'Italian Gardens' and is within proximity to a range of stores and eating and drinking establishments on South Cliff. Viewing does come highly recommended. If you wish to book a viewing, please contact CPH today on 01723352235 (option 2) or visit our website www.cphproperty.co.uk.

Accommodation

Lounge
11'5"-20'8"

Kitchen

Bedroom
11'3"-11'8"

Bedroom
9'2"-13'3"

Bathroom

Council Tax Band: B

Available: 11th 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

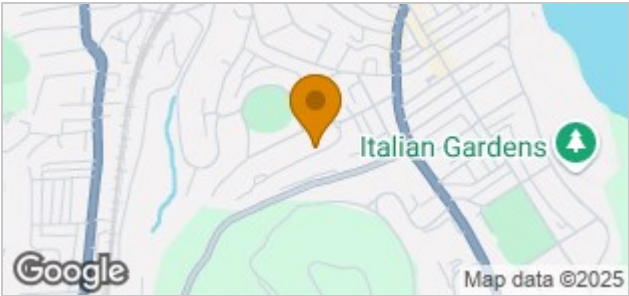
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



Floor Plans



Area Map



Energy Performance Graph

