



2 Brooklands Close, Filey YO14 9BJ  
£1,200





## 2 Brooklands Close, Filey YO14 9BJ

£1,200

- THREE/FOUR BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH STANDARD
- GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDENS
- SITUATED IN A PRIVATE CUL-DE-SAC
- LOCATED IN THE DESIRABLE FILEY TOWN





## Description

CPH are DELIGHTED to offer to the RENTAL MARKET this STYLISH THREE/FOUR BEDROOM DETACHED HOUSE, COMPLETE WITH DOWNSTAIRS W/C, LOG BURNER STOVE, GARAGE, OFF ROAD PARKING, PRIVATE FRONT AND REAR GARDENS, FINISHED TO A VERY HIGH STANDARD. LOCATED IN A PRIVATE CUL-DE-SAC IN THE DESIRABLE FILEY TOWN.

This property briefly comprises of entrance vestibule, leading to a spacious inviting hallway, with access to the light and airy lounge, complete with log burner stove and French doors overlooking the rear garden. A downstairs W/C and a fitted kitchen, with matching wall and base units, leading to the dining area and rear facing sun room. To the side lies a utility room and a bedroom or occasional room. To the first floor lies, two double bedrooms, a modern four piece bathroom and the spacious master bedroom. To the exterior, offers a front lawned garden, off road parking and a integral garage, to the rear lies a south facing lawned garden complete with patio area.

This property is completed to a very high standard, with UPVC double glazing and gas central heating, accessed through a private road, to a private cul-de-sac, consisting of three houses.

Located in the desirable seaside town of Filey, close to local amenities including local shops and eateries, golf course, Filey town centre and train station with links to Scarborough, Bridlington, Hull and York.

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

Lounge  
10'9" x 15'5"

Sun Room  
9'6" x 10'5"

Occasional Room  
7'6" x 11'1"

Bedroom  
15'5" x 10'9"

Bedroom  
6'6" x 10'9"

Bedroom  
7'6" x 11'1"

Bathroom  
8'6" x 5'2"

Council Tax Band: D

Available:





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.



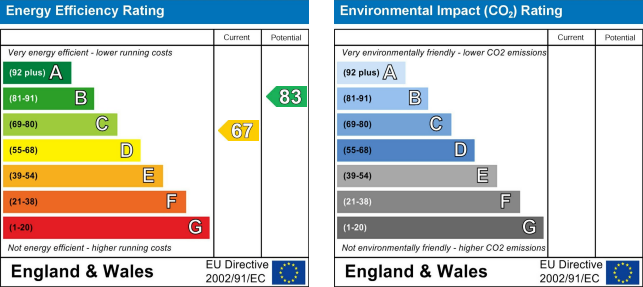
Floor Plans



Area Map



Energy Performance Graph



CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
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