



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

1 Tollergate, Scarborough
£1,400 pcm



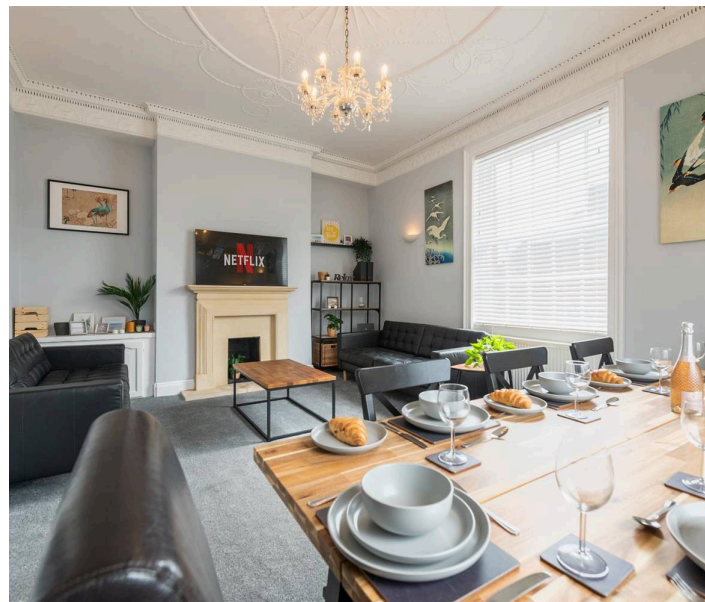
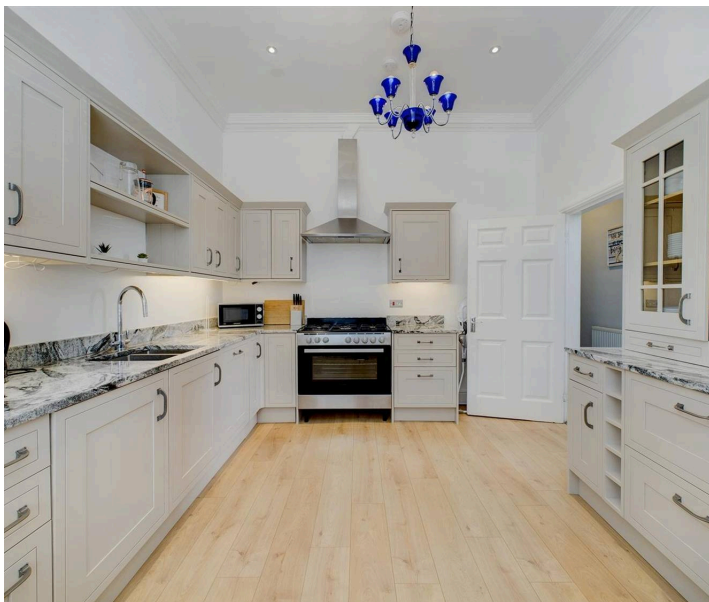
1 Tollergate

Scarborough

- FOUR DOUBLE BEDROOMS
- FINISHED TO A VERY HIGH STANDARD
- SUPERB SEA VIEWS
- POPULAR 'OLD TOWN' LOCATION

This exceptional four double bedroom property is situated in the heart of the popular Old Town location, offering superb sea views and an enviable lifestyle. Finished to a very high standard throughout, the home seamlessly blends contemporary design with period charm, creating a welcoming and stylish environment. The spacious accommodation is thoughtfully arranged, with each bedroom providing generous proportions and ample natural light. The modern kitchen is equipped with high quality appliances and stylish cabinetry, making it ideal for both everyday living and entertaining. The reception areas are bright and airy, offering flexibility for a range of uses. Elegant fixtures and fittings are evident in every room, reflecting the meticulous attention to detail that has gone into the refurbishment. The property benefits from a luxurious family bathroom and additional shower facilities, all finished with premium materials for a touch of indulgence. Located moments from the vibrant amenities, cafes and boutiques of Old Town, this home offers both convenience and character. The breathtaking sea views can be enjoyed from several vantage points within the property, providing a constant reminder of the stunning coastal setting. This is a rare opportunity to acquire a beautifully presented home in one of the area's most sought-after locations.

Council Tax band: TBD





GROUND FLOOR

Lounge/Diner

Dimensions: 6.0 max x 4.3 max (19'8" max x 14'1" max).

Kitchen

Dimensions: 4.0 max x 3.4 max (13'1" max x 11'1" max).

W/C

Dimensions: 1.6 max x 1.2 max (5'2" max x 3'11" max).

FIRST FLOOR

Bedroom 1

Dimensions: 6.0 max x 4.3 max (19'8" max x 14'1" max).

Bedroom 2

Dimensions: 5.0 max x 3.0 max (16'4" max x 9'10" max).

Shower Room

Dimensions: 2.7 max x 0.9 max (8'10" max x 2'11" max).

SECOND FLOOR

Bedroom 3

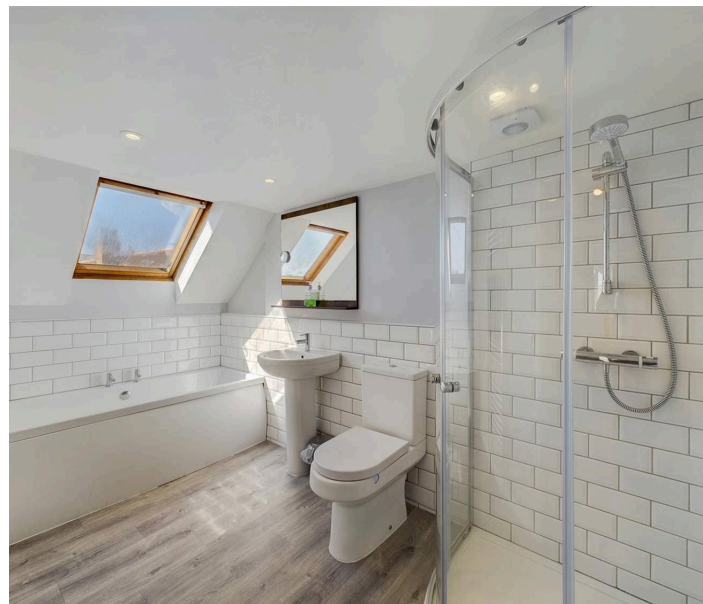
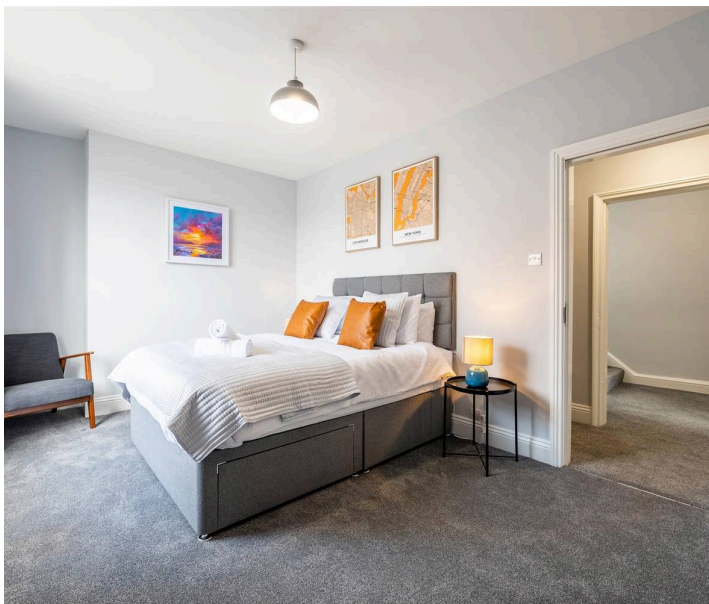
Dimensions: 4.5 max x 4.3 max (14'9" max x 14'1" max).

Bedroom 4

Dimensions: 3.1 max x 2.8 max (10'2" max x 9'2" max).

Bathroom

Dimensions: 3.4 max x 1.8 max (11'1" max x 5'10" max).





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 a Third Party (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.



Interested?

Contact our friendly Lettings Team today

☎ 01723 352235 (option 2) ✉ emma@cphproperty.co.uk

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY

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.