



9 Burniston Gardens, Burniston, Scarborough YO13 0HW
£800 PCM

CPH
LETTINGS



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- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LAWNED GARDENS AND OFF-STREET PARKING
- CUL-DE-SAC SETTING
- WELL LOCATED WITHIN THE POPULAR BURNISTON VILLAGE



Description

CPH are DELIGHTED to offer to the rental market, this TWO BEDROOM semi-detached bungalow which is well located within the highly regarded village of BURNISTON with OFF-STREET PARKING and LAWNED GARDENS. The accommodation briefly comprises; entrance porch, entrance hall with built-in storage, generous light and airy lounge with a fireplace, kitchen fitted with a range of wall and base units, porch, two double bedrooms, bathroom and a separate WC. Externally, the property benefits from off-street parking and front and rear lawned gardens.

This property is located in the highly regarded Burniston village, the property does provide excellent access to the local shop/post office, a choice of three popular drinking/eating establishments only a short walk away plus the property is close to a bus stop with regular service into Scarborough. Early internal viewing does come highly recommended. To arrange a viewing, please contact CPH Property Services today on 01723352235 (Option 2) or visit our website www.cphproperty.co.uk

Council Tax Band: B

Available: 26th February 2024



ACCOMMODATION:

Lounge
15'11" x 11'11"

Kitchen
11'11" x 8'10"

Bedroom One
12'0" x 11'11"

Bedroom Two
11'4" x 10'5"

Bathroom
7'6" x 4'9"

WC
7'8" x 2'9"

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

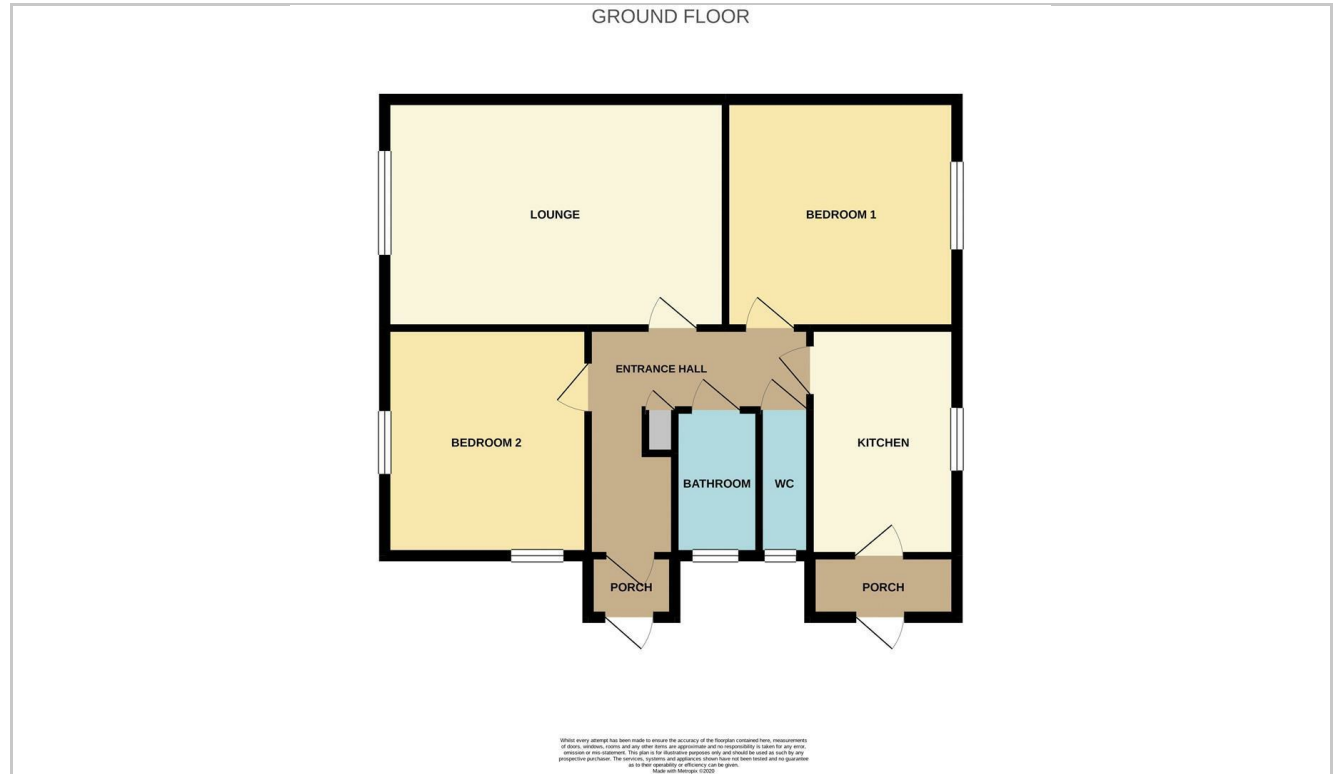
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details 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

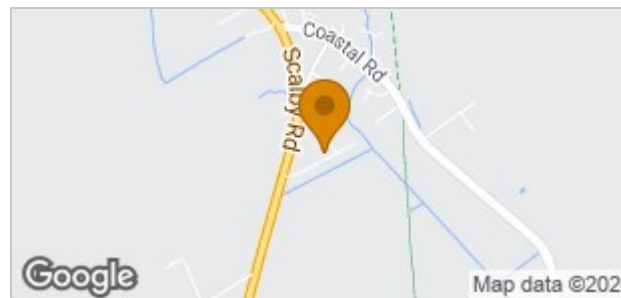
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



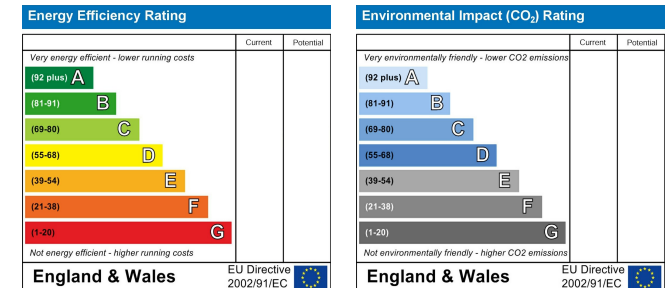
Floor Plans



Area Map



Energy Performance Graph



CPH Property Services
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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