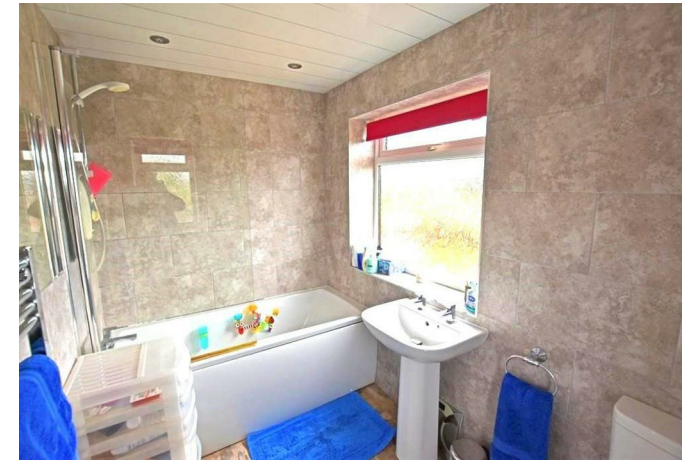




91 Main Street, Irton, Scarborough YO12 4RJ
£1,300 Per Calendar Month

CPH
LETTINGS



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- THREE BEDROOM SEMI DETACHED HOUSE
- FRONT AND REAR GARDENS
- GARAGE AND DRIVE
- PICTURESQUE VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- UTILITY & ENSUITE



Description

CPH are DELIGHTED to offer to the RENTAL MARKET this WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE, with LARGE DRIVE, GARAGE, FRONT AND REAR GARDENS, UTILITY AND ENSUITE, LOCATED in the SOUGHT AFTER VILLAGE of IRTON.

This property briefly comprises of entrance hall leading to a large light and airy lounge, with log burner, a separate dining room/second lounge leading to the summer room over looking the rear gardens, a large kitchen/diner complete with wall and base units, a utility room and access to the garage, to the first floor is the master bedroom with ensuite, a further two double bedrooms, and a modern three piece bathroom, to the exterior of the property consists of a private rear lawned garden with out buildings and a sunny patio area, to the front is a lawned area, a drive to accommodate multiple vehicles and a garage.

Irtton Village is a sought after location, situated along a regular bus route which provides easy commuting to and from Scarborough, Pickering and Helmsley. The neighbouring village Seamer provides a wealth of amenities including local shops, eateries, and post office.

Early viewing is highly recommended for this property to appreciate the space this property has to offer and the picturesque views surrounding this semi-detached home. If you would like to arrange a viewing, please contact our friendly and experienced Lettings team on 01723 352235 (option 2) or visit our website www.cphproperty.co.uk

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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

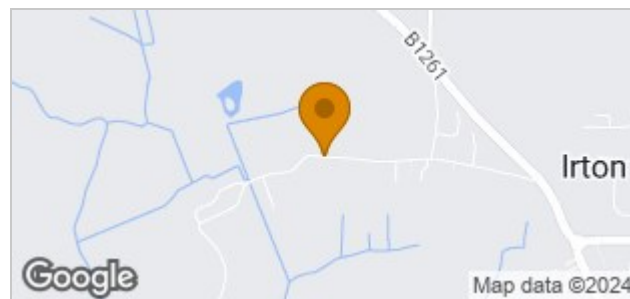
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



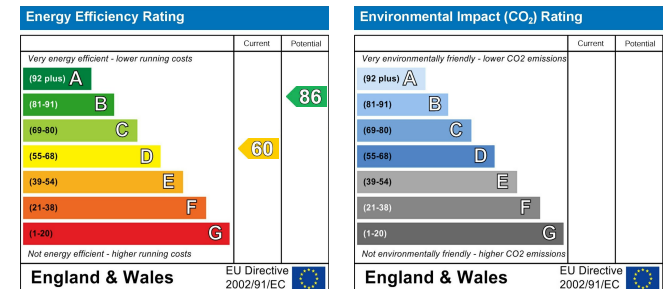
Floor Plans



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