



Basement Flat South, 5 Filey Road, Scarborough YO11 2SE

£900 Per Calendar Month

**CPH**  
LETTINGS



## Basement Flat South, 5 Filey Road, Scarborough £900 Per Calendar Month

- NEWLY RENOVATED
- THREE BEDROOM
- PRIVATE ENTRANCE
- PRIVATE YARD
- SOUGHT AFTER SOUTH CLIFF LOCATION



## Description

CPH are DELIGHTED to offer to the rental market this NEWLY RENOVATED, PRIVATE ENTRANCE THREE BEDROOM GARDEN APARTMENT, INCLUDING PRIVATE YARD, which is located in the SOUGHT AFTER SOUTH CLIFF area.

This apartment briefly comprises of private entrance to a spacious hall, leading to two double bedrooms and one single bedroom, a modern three-piece bathroom and a large open plan lounge/kitchen including wall and base units, all newly renovated to a very high standard. To the front of the property is a paved private yard.

The property is located in the desirable South Cliff area, close to the Ramshill shopping parade and a wealth of amenities including local shops, eateries, transport links and a short walk to Scarborough town centre and train station.

CPH highly recommend viewing this property to appreciate the finish and size of this property. 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](http://www.cphproperty.co.uk)



Lounge/Kitchen  
19'8" x 14'9"

Bedroom  
15'1" x 10'5"

Bedroom  
15'5" x 13'9"

Bedroom  
15'1" x 6'10"

Bathroom  
10'2" x 6'10"



Council Tax Band: A

Available: 21st March 2024

### 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

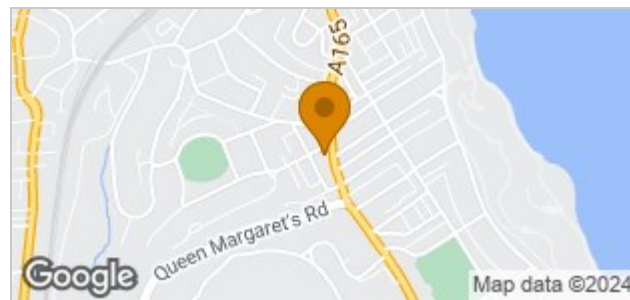
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



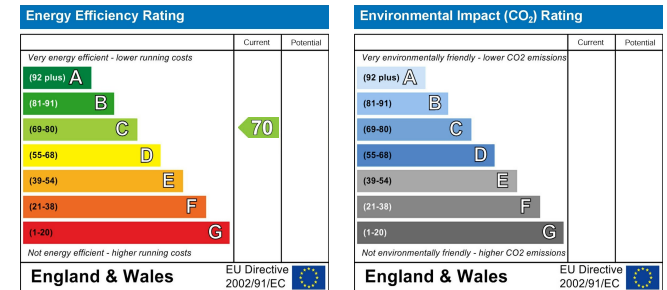
## Floor Plans



## Area Map



## Energy Performance Graph



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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