



11 Snipe Close, Filey, YO14 0EE
£850 Per Calendar Month

CPH
LETTINGS



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- THREE BEDROOM MID-TERRACE HOME
- NEWLY RENOVATED
- AVAILABLE IMMEDIATELY
- OFF-STREET PARKING AND PRIVATE LAWNED GARDEN
- SOUGHT AFTER LOCATION WITHIN FILEY

CPH are delighted to be offering TO LET this THREE BEDROOM MID-TERRACE NEWLY RENOVATED HOUSE, which occupies a popular position within the POPULAR FILEY TOWN and is completed to a very high standard. The property is AVAILABLE NOW and benefits from a DOWNSTAIRS WC, an ENCLOSED LAWNED GARDEN and an OFF-STREET PARKING space to the front.

The accommodation comprises internally on the ground floor; entrance hallway with stairs to the first floor, a light and airy lounge with a window to the front aspect, a new kitchen/diner fitted with a range of matching wall/base units and a fitted oven, a rear hallway with a door to the rear garden and a downstairs WC. To the first floor of the property lies a landing with built-in storage, three bedrooms and a modern white three-piece bathroom suite. Externally, to the front of the property lies a driveway providing off-street parking for one car and to the rear of the property lies a private lawned and decked garden.

The property is located in a popular area within Filey, amongst a wealth of amenities. Nearby lies both a pre-school, junior school, secondary school, a variety of eateries, local shops, a Post Office and transport links (Train Station and Bus Station).

Early internal viewing is truly a MUST and can be arranged via our friendly lettings team on 01723352235 (Option 2) or via our website www.cphproperty.co.uk

ACCOMMODATION:

Lounge

14'5" x 11'5"

Kitchen

11'5" x 10'5"

Bedroom One

13'1" x 8'2"

Bedroom Two

12'1" x 8'2"

Bedroom Three

7'2" x 6'10"

Bathroom

6'10" x 5'10"

Council Tax

Band: B



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.

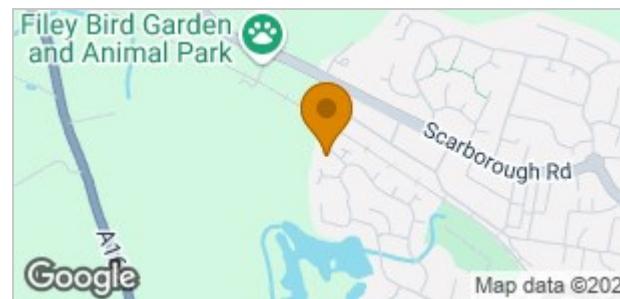


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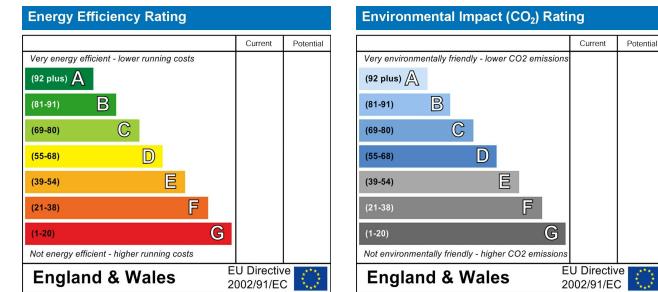
Floor Plans



Area Map



Energy Performance Graph



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