



55 Sands Lane, Hunmanby, Filey YO14 0LT  
£850 Per Month

**CPH**  
LETTINGS



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- NEWLY RENOVATED TWO BEDROOM BUNGALOW
- LOW MAINTINANCE REAR PRIVATE GARDEN
- OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION



## Description

CPH are DELIGHTED to offer to the RENTAL MARKET this newly renovated to a high standard, TWO BEDROOM BUNGALOW, including OFF STREET PARKING, PRIVATE LOW MAINTINANCE REAR GARDEN, INTERGRATED APPLIANCES, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and LOG BURNER, located in the SOUGHT AFTER VILLAGE location on the outskirts of Hunmanby.

This property briefly comprises of side entrance into the new modern kitchen, including integrated appliances, wall and base units, a small hall leading to the large front facing light and airy lounge, a stylish three piece bathroom, two double bedrooms, one with fitted storage the second leading to a large conservatory with French doors to the private enclosed rear garden. To the front is a drive for 1-2 vehicles and a gravelled frontage. The property is located on the edge of the village of Hunmanby, this affords the property access to a wide range of amenities and attractions, including local shops, supermarket, public house, golf course and the village has transport links by bus and train into nearby towns including Scarborough.

Viewing is highly recommend to appreciate the condition, finish and location of this property. If you would like to arrange a viewing please contact our friendly Lettings team on 01723 3552235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk)  
910-164

Kitchen  
9'2"-12'1"

Bathroom  
4'11"-7'2"

Bedroom  
8'10"-10'9"

Bedroom  
7'10"-8'10"

Conservatory  
11'1"-9'10"

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

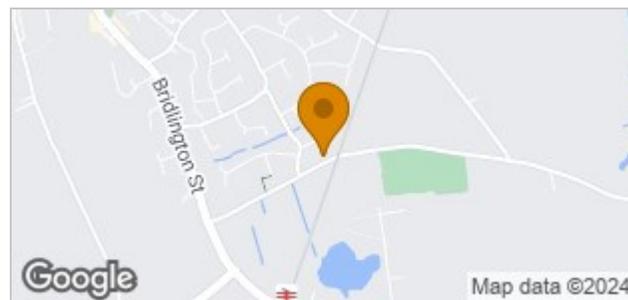
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



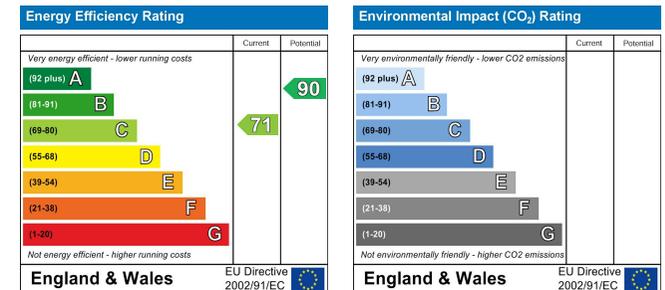
## Floor Plans



## 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