



11 West Brow, Brompton-By-Sawdon, Scarborough YO13 9DE

£900

**CPH**  
LETTINGS





## 11 West Brow, Brompton-By-Sawdon, £900

- THREE BEDROOM TERRACE HOME
- WOOD BURNER
- OPEN ASPECT VIEWS TO THE WOLDS
- VILLAGE LOCATION
- EXTERNAL STORAGE
- UTILITY ROOM





## Description

CPH are DELIGHTED to offer to the RENTAL MARKET this TERRACE HOME with THREE DOUBLE BEDROOMS, SUBSTANTIAL LAWNED GARDENS, UTILITY ROOM and Located in the IDYLIC VILLAGE of BROMPTON BY SAWDON.

The accommodation itself briefly comprises of; the entrance hallway with stairs leading to the first floor, the kitchen with wall and base units and integrated oven and hob, the light airy lounge with log burner, and utility room. To the first floor lies the landing that provides access to three double bedrooms, two with built in wardrobes/storage and the family bathroom with three-piece suite. Externally, the property benefits from lawned gardens and superb open aspect views to the Wolds.

Brompton is a popular village, just a few miles to the west of Scarborough close to the North Yorkshire Moors National park, being a mix of cottages, farms and large substantial residences. There is a duck pond, open grassed area with river, public house, restaurant, school, general store, church and popular butchers shop.

Viewing is recommended to appreciate the space and setting on offer with this three bedroom terrace home. Viewings can be arranged via our friendly team in the office on 01723 352235 or by visiting our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

Council Tax Band: B

Available:





## 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

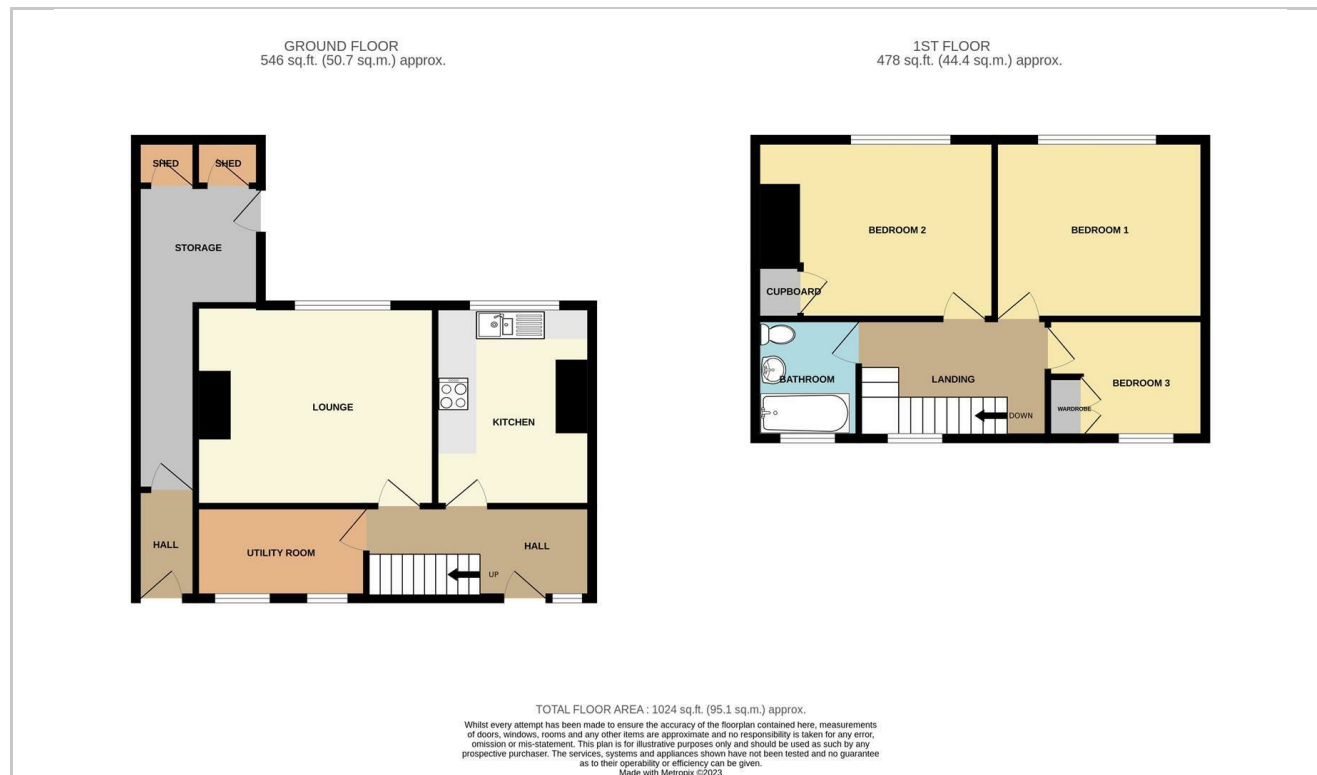
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details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

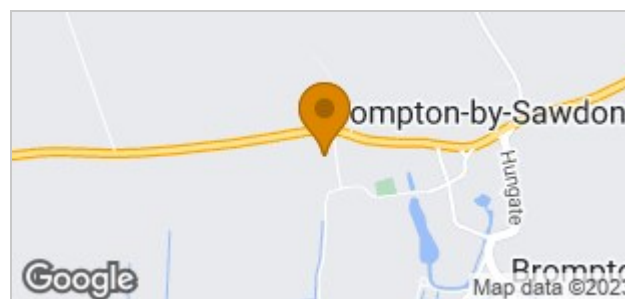
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



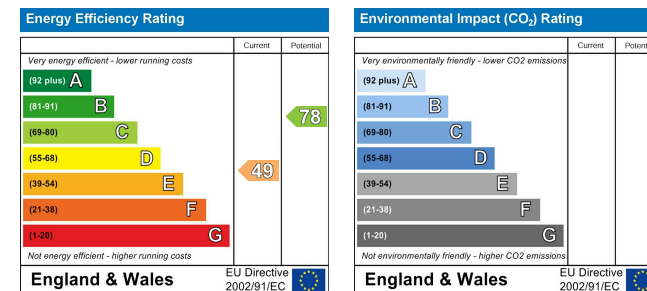
## Floor Plans



## 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