



5 Hackness Gardens, Scarborough, YO12 5RZ
£1,300 PCM

CPH
LETTINGS

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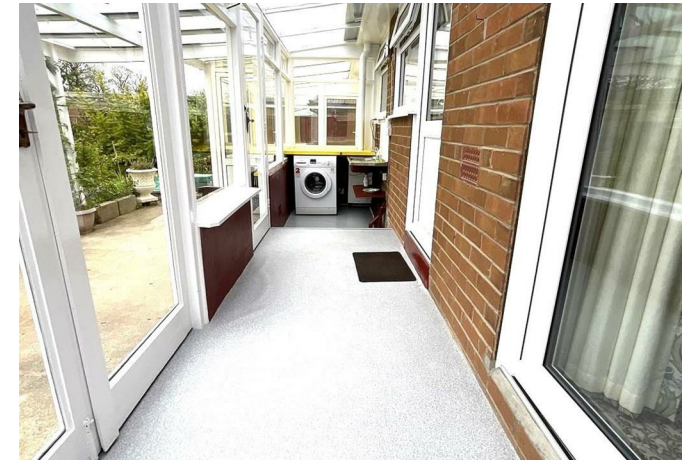
- A SUBSTANTIAL THREE BEDROOM DETACHED BUNAGLOW
- IMPOSING LIVING ACCOMMODATION
- GENEROUS ESTABLISHED GARDENS
- OFF-STREET PARKING AND A DETACHED GARAGE
- SET WITHIN THE HIGHLY DESIRABLE NEWBY AREA
- EARLY INTERNAL VIEWING IS A MUST

CPH are delighted to offer to the rental market this WELL PRESENTED and DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW which occupies an ENVIABLE LOCATION within Scarborough's highly sought-after NEWBY AREA and benefits from GARDENS to both the FRONT and REAR, OFF-STREET PARKING and a DETACHED GARAGE.

This attractive accommodation briefly comprises of an entrance vestibule and central hallway with doors leading to a generous lounge/diner with front and rear views, a modern kitchen comprising of base and wall units to the rear of the property leading to the spacious, light utility area. A three piece family bathroom with separate WC, two double bedrooms and a further bedroom. Outside the property consists of an established rear garden with potting sheds and a detached garage to the side of the property and to the front is a driveway and an established planted garden. This property includes a regular gardener to assist with the maintenance and solar panels.

The property is set within a popular residential location within Scarborough's well regarded Newby area and a wealth of amenities lay at hand including eateries, local shops, a supermarket and is within proximity to a range of popular schools.

Early internal viewing is highly recommended in order to fully appreciate the space, setting, finish and location on offer from this spacious detached bungalow. To arrange a viewing, please contact CPH today on 01723352235 (option 2) or visit www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

Entrance Hallway

Lounge

22'11" x 11'9"

Kitchen

10'2" x 9'2"

Utility

19'0" x 4'3"

Conservatory

10'5" x 8'10"

Bedroom One

13'9" x 10'9"

Bedroom Two

10'5" x 10'2"

Bedroom Three

8'10" x 7'10"

Bathroom

10'2" x 4'11"

Separate WC

6'6" x 2'7"

Details Prepared

TLEW/040522



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

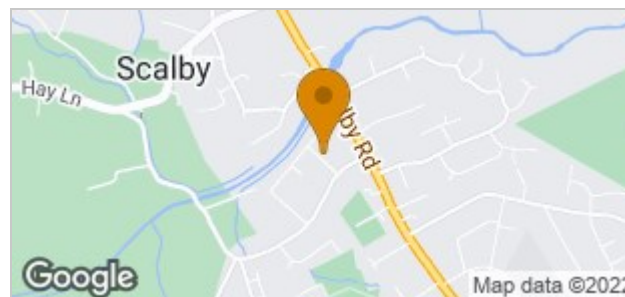
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move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



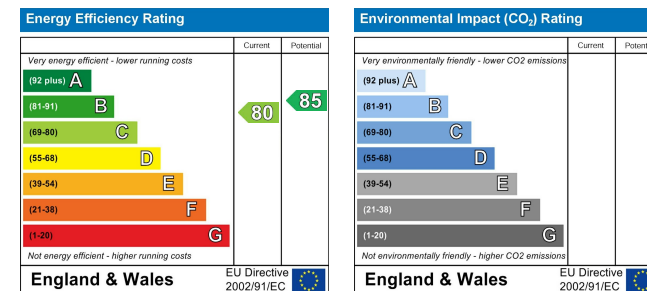
Floor Plans



Area Map



Energy Performance Graph



CPH Property Services

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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