



44 Youlgreave Avenue, Berryhill, Stoke-On-Trent, ST2 9LF

£895 PCM

- Available To Let Now!
- Three Bedrooms + Useful Loft Room
- Close To Shops, Schools And Bus Routes
- Wet Room/Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Smart Appearance

A FAMILY SIZED HOUSE, AVAILABLE TO LET NOW!

Not only does this house on Youlgreave Avenue, Berryhill look great, it is great!

It has three spacious bedrooms upstairs and a loft room that could easily be used as a home office! There is a wet room/shower room along with a ground floor WC. The kitchen has brand new shaker style units with integrated oven and hob and the lounge is comfortable and well proportioned too. Outside there is a driveway to the side of the house and a garden with a small lawn to the rear.

With local schools, shops and bus routes nearby this house ticks all your boxes!

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor and door into the...

LOUNGE

19'7 x 10'3 (5.97m x 3.12m)

Fitted carpet. Radiator. UPVC double glazed window to the rear of the room and a bay window to the front. Electric feature fireplace. Feature chimney breast wall, Door into the...

KITCHEN

11'7 x 11'4 (3.53m x 3.45m)

Herringbone style vinyl flooring. Radiator. Tiled splashback. A brand new range of shaker style wall cupboards and base units complete with integrated electric oven, hob and extractor. Plumbing for washing machine. Large useful storage cupboard.

REAR HALL WITH W/C

Tile effect vinyl flooring. UPVC double glazed rear external door. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

14' x 8'7 + recess front/side (4.27m x 2.62m + recess front/side)

Fitted carpet. Radiator. Two UPVC double glazed windows. Radiator. Access to the loft room.

LOFT ROOM

11'10 x 9'9 (3.61m x 2.97m)

Laminate flooring and fitted stair carpet. UPVC double glazed window. Access to under eaves storage space.

BEDROOM TWO

10'10 x 10'2 (3.30m x 3.10m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM THREE

10'3 x 8'6 max rear (3.12m x 2.59m max rear)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM/WET ROOM

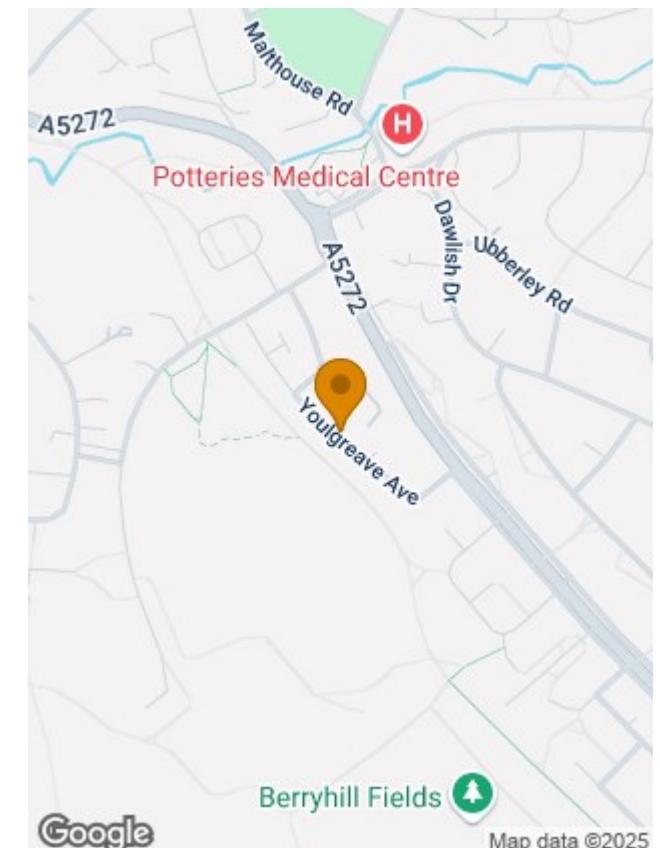
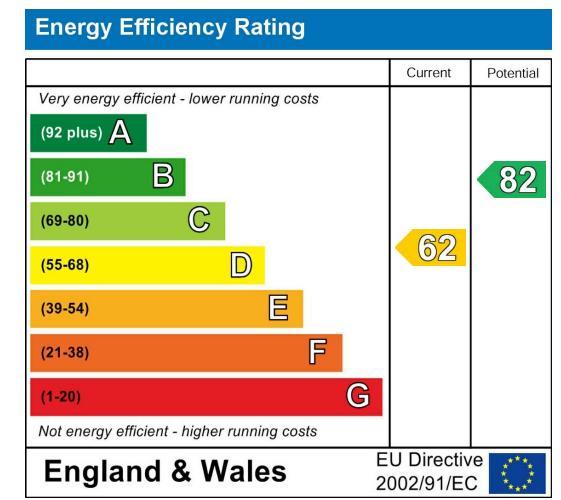
7'10 x 5'3 (2.39m x 1.60m)

Part tiled walls. White low level W/C, wash basin and shower. Radiator. UPVC double glazed window with fitted roller blind. Electric shaver socket.

OUTSIDE

This is a smart looking house with a low brick boundary wall and a lawned front garden with well stocked borders. There is a paved and block paved driveway and plenty of parking space to the side of the property. There are double gates to the drive and to the rear of the house the garden features two paved patio areas, lawn, borders and shed.





Google  Map data ©2025

CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £895pcm

Deposit - £1032

Holding Deposit - £206

Council Tax Band - A

Minimum Rental Term – 6 months



Plan produced by www.firstpropertyplans.co.uk. We accept no responsibility for any inaccuracy or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry
the best move you'll make