

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Allen Street, Harthill, Stoke-On-Trent, ST4 7NP

£750 PCM

- A Very Special House!
- Two Reception Rooms
- Combi Boiler For Central Heating
- Good Decoration
- Two Bedrooms
- Patio At The Rear
- UPVC Double Glazing
- Ready To Move Into!

**AVAILABLE TO LET AND READY NOW!
TWO RECEPTION ROOMS, TWO BEDROOMS AND A
LOVELY PATIO AT THE REAR!**

Definitely one of the best houses of its type that you'll find available to let in the Hartshill area at the moment! Representing excellent value for money and in really good decorative condition.

This house has some outstanding features like a lovely raised patio area at the rear whilst the accommodation features gas central heating from a combi boiler as well as UPVC double glazing, a bigger than average kitchen and a nice bathroom with a white suite and shower fitting to the bath.

The shops and facilities of the village of Hartshill are just at the end of the road and this is a house that we're sure you'll want!

To find out more about the property or 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

SITTING ROOM

11'3" x 9'11" (3.43 x 3.02)

Fitted mat and carpet. UPVC double glazed front door and window with fitted vertical blinds. Radiator. Wall mounted living flame effect electric fire. Wall mounted electric heater.

LIVING ROOM

11'2" x 9'11" (3.40 x 3.02)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Radiator. Walk in under stairs coat/storage cupboard. Stairs leading to the first floor.

SPACIOUS KITCHEN

12'7" x 6'7" (3.84 x 2.01)

Laminate-look vinyl flooring. Part tiled walls. Range of wall cupboards and base units with a pale/natural colour timber finish. Gas cooker. Extractor. UPVC double glazed window with fitted vertical blinds. Wall mounted electric heater. Door into the shared passageway between this property and next door.

REAR HALL

Laminate-look vinyl flooring. Plumbing for washing machine. Gas combi boiler for central heating and hot water. UPVC external door.

BATHROOM/WC

8'9" x 5'8" (2.67 x 1.73)

Laminate-look vinyl flooring. White suite consisting of a panelled bath with shower fitting and curtain over, pedestal wash basin and low level wc. Part tiled walls. UPVC double glazed window with fitted vertical blinds. Radiator. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

14'4" x 10'2" (4.37 x 3.10)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds and curtains.

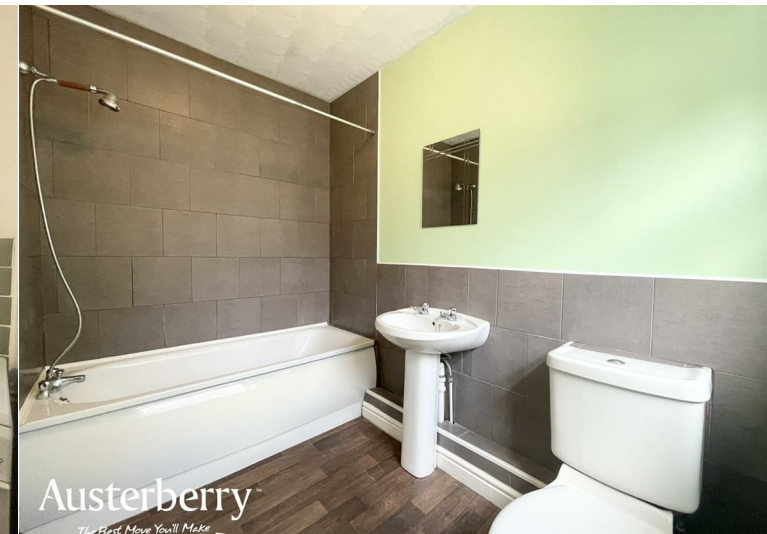
BEDROOM TWO

11'3" x 9'11" (3.43 x 3.02)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted shelving.

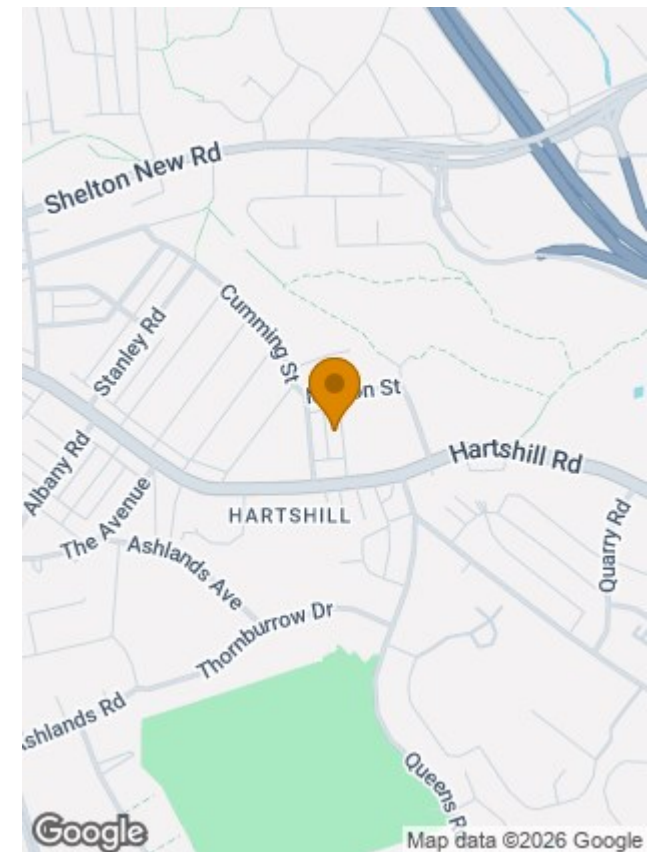
OUTSIDE

There is on street parking at the front of the property on Allen Street and at the rear of the house there is a charming raised patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

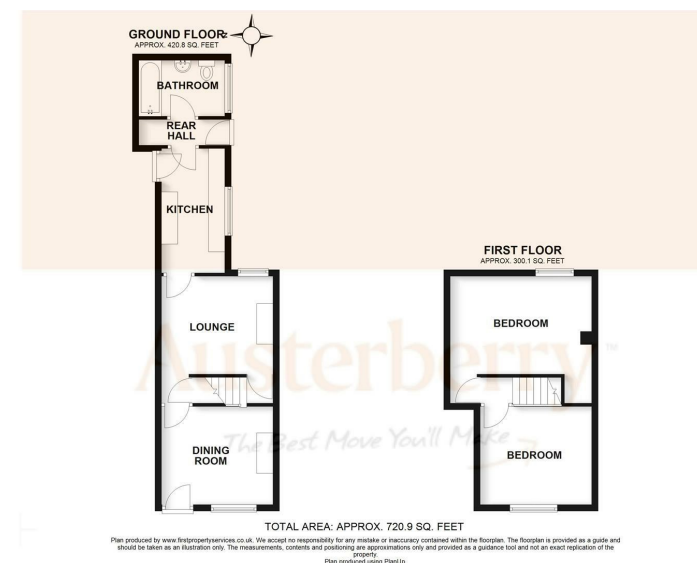
MATERIAL INFORMATION

Rent - £750pcm

Deposit - £865

Holding Deposit - £173

Council Tax Band - A



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