

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1051 Leek Road, Hanley, Stoke-On-Trent, ST1 6AP

£895 PCM

- Ready To Let Now!
- Two Reception Rooms
- Potential Home Office
- Combi Boiler & UPVC Double Glazing
- Fully Refurbished
- Two Bedrooms
- Large Fitted Kitchen
- Large Rear Garden

## SPACIOUS, WELL PRESENTED AND WITH A LARGE GARDEN!

This town house has a traditional appearance and is located in a particularly convenient location for access to Hanley City Centre.

Step inside the house and you will appreciate that it has been totally refurbished and we understand that the scheme of modernisation and improvement took place around three years ago. The decoration is fresh and painted white and the property boasts a fully fitted kitchen with integrated appliances as well as a cloakroom/wc. two reception rooms and a useful potential home office or storeroom on the ground floor.

Upstairs you'll find two well-proportioned bedrooms as well as a useful storeroom and a large shower room. The house has UPVC double glazing throughout, heating from a gas combi boiler and to the rear is a large terraced low maintenance paved garden area with a gateway leading to a further extensive garden with open space beyond.

This is a unique property which has to be seen to be appreciated! 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

### PORCH/HALL

UPVC double glazed front door. Laminate flooring.

### SITTING ROOM

13'3 x 13'1 (4.04m x 3.99m)

Grey laminate flooring. Radiator. UPVC double glazed bay window.

### HALLWAY

Grey laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

### STUDY/ HOME OFFICE/STORE ROOM

9'10 x 6'4 (3.00m x 1.93m)

Grey laminate flooring. Radiator. Shelving. (No natural light).

### LIVING ROOM

13'5 x 13'3 (4.09m x 4.04m)

Grey laminate flooring. Radiator. UPVC double glazed window.

### FITTED KITCHEN

16'3 x 6'10 (4.95m x 2.08m)

Excellent range of wall cupboards and base units with a pale colour timber effect finish together with integrated double oven, electric hob, cooker hood, washing machine and fridge freezer. Grey laminate flooring. Radiator. UPVC double glazed windows. Spotlights. UPVC double glazed rear external door.

### CLOAKROOM/WC

Tiled floor. UPVC double glazed window. Radiator. White low level wc and wash basin within a fitted unit.

## FIRST FLOOR

### LANDING

Grey laminate flooring. Fitted stair carpet. Radiator.

## BEDROOM ONE

14'9 x 10'1 (4.50m x 3.07m)

Grey laminate flooring. UPVC double glazed window. Two radiators. Cupboard containing the Glow Worm gas combi boiler.

## BEDROOM TWO

13'5 x 8'0 (4.09m x 2.44m)

Grey laminate flooring. UPVC double glazed window. Radiator.

## STORE ROOM

6'6 x 5'1 (1.98m x 1.55m)

Grey laminate flooring. No natural light.

## SHOWER ROOM

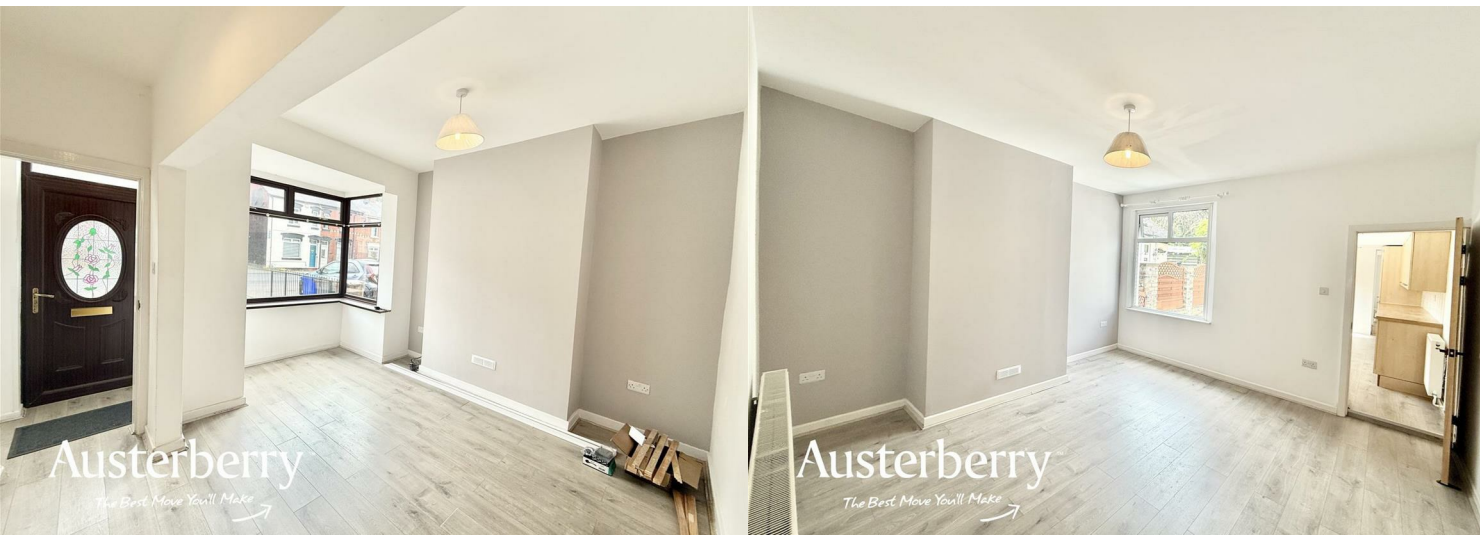
9'9 x 6'4 (2.97m x 1.93m)

Vinyl flooring. UPVC double glazed window. Double radiator. White pedestal wash basin, low level wc and large walk in rain head shower.

## OUTSIDE

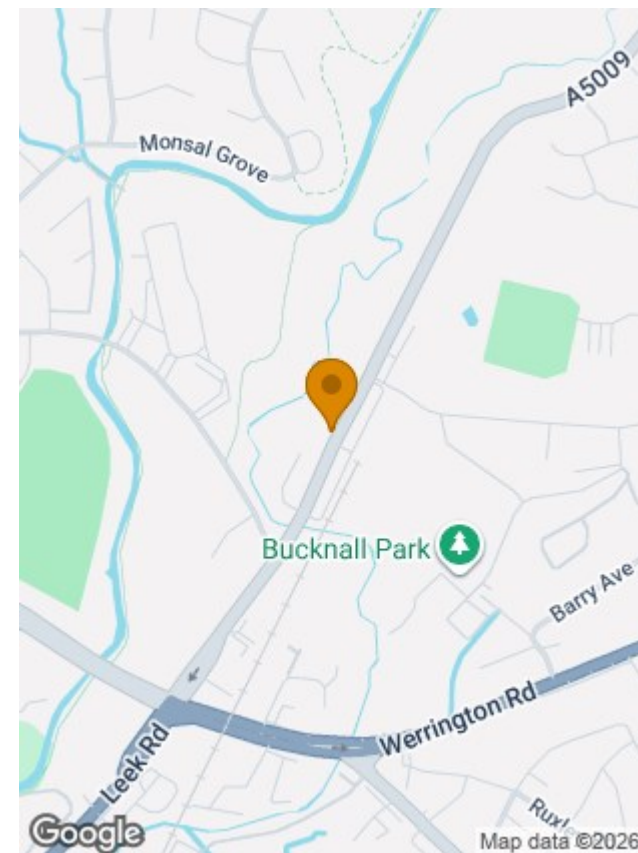
There is a large paved area to the front of the property with external power socket whilst to the rear you'll find a really big garden with two paved patio areas, beds, an external power socket and extensive terraced garden beyond with greenhouse, shed and established trees. This area has massive potential and open space beyond.

N.B. The property also has 2 wired in smoke detectors 1 upstairs and 1 downstairs ,1 wired in heat detector in the kitchen , and a wired in carbon monoxide detector in the front bedroom (all alarm connectable\_.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 76                         |
| (55-68) D                                   | 58      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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](mailto: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

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

**Austerberry**<sup>™</sup>  
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