



2 The Courtyard
Leek



2 The Courtyard Leek Staffordshire, ST13 7NA



Set within a beautiful rural estate in the pretty village of Bradnop, is this delightful 2 bedroom barn conversion.

Despite being in a rural location, you are within an easy commute of Leek, The Potteries and Ashbourne.

PCM
£840 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

Kitchen

Wall and base units, under counter lighting, fridge and freezer. Cooker with extractor fan. Lino floor, tiled splash back. Downstairs cloakroom leading off.

Living Space

Entrance to property, carpets, 2 x radiators, stairs with under stair storage.

Bedroom 1

Carpet

Bedroom 2

Carpet

Bathroom

Tiled splash back, bath, WC, hand basin

Outside

1 x parking space, gravel courtyard with raised lawned area

Viewings, Applications and References

All viewings to be made by prior appointment via Bury and Hilton.

Application forms to be obtained from the Leek office. All applicants must provide a copy of their passport (non-UK passport holders should also supply their Right To Rent Share Code).

References to be carried out by HomeLet on behalf of Bury and Hilton

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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