



3 York Street  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 3 York Street Leek Staffordshire, ST13 6JE



\* A two bedroom mid-terrace property situated in a highly convenient location for the town centre.  
\* The property benefits from gas fired central heating and briefly comprises: Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.

\* Enclosed rear yard area.

\* Available immediately.

\* No pets or smokers.

**Per Calendar Month**  
**£650 Per Calendar Month**



Staffordshire - 01538 383344



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## Entrance Hall

Stairs off.

## Living Room

Radiator.

## Dining Room

Radiator.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Rear door.

## Landing Area

Access to:

## Bedroom

Radiator.

## Bedroom

Radiator.

## Bathroom

Bath. W.c. Wash basin. Radiator. Cupboard housing central heating boiler.

## Outside

Rear yard area.

## Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



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

## 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.



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