



Larks Rise, 15 Sandybrook Lane  
Leek



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



## Larks Rise, 15 Sandybrook Lane

Leek  
Staffordshire  
ST13 5RZ

A wonderful opportunity for someone to rent a 4 bedroom detached property in the extremely desirable Birchall area of Leek.

The bright and spacious downstairs accommodation consists of a large living room and a dining room with French doors leading to the garden.

There is a large kitchen with integrated oven, hob and appliances as well as generous work surface space.

This property also benefits from a downstairs shower room with walk-in shower.

Upstairs there are 4 lovely, large bedrooms. Ideal for a growing family or space to work from home.

Outside are beautifully maintained gardens to the front and rear as well as a driveway and a double garage.

Property in the Birchall area of Leek do not come available very often. This is your chance to rent a house which would be perfect for a growing family or for those that like to entertain. Located within an easy distance to Leek town centre, the local golf course and schools as well as being convenient for travel to the surrounding area.



PCM £1,400 PCM



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Staffordshire - 01538 383344



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## General Information

### Entrance Hall

Radiator, tiled floor, fitted cloak cupboard

### Shower Room

Walk-in shower, wash basin, WC, fully tiled walls and floor, heated towel rail

### Lounge 21'10" x 12'5" (6.68 x 3.81)

Feature stone wall, radiators, carpet

### Dining Room 16'11" x 11'10" (5.18 x 3.63)

Radiator, French doors, carpet

### Kitchen 12'9" x 11'10" (3.91 x 3.61)

Wall and base units, sink, split level cooker, integrated fridge and dishwasher, radiator, tiled floor

### Utility 9'3" x 5'10" (2.84 x 1.78)

Sink, wall and base units, work surface, radiator

### Stairs to Landing

Radiator, carpet, airing cupboard

### Bedroom 1 18'0" x 11'10" (5.49 x 3.61)

Fully fitted bedroom furniture, carpet, radiator

### Bedroom 2 12'9" x 10'7" (3.91 x 3.25)

Fitted bedroom furniture, radiator, carpet

### Bedroom 3 12'11" x 10'11" (3.94 x 3.33)

Fitted bedroom furniture, radiator, carpet

### Bedroom 4 12'0" x 11'10" (3.66 x 3.63)

Radiator, carpet

### Bathroom

Bath, wash basin, WC, tiled walls, radiator

### Outside

Driveway with off-road parking, double garage, store to rear. Gardens to front and rear.



### 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

### Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

### Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

### 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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