



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



4 Duke Street, Leek, ST13 5LG

£475 Per Calendar Month

A conveniently positioned terrace property located on the edge of Leek Town Centre. Benefitting from double glazing throughout and gas fired central heating, along with a private enclosed rear garden area. The property briefly comprises a living room, kitchen and rear yard to the ground floor; and the first floor comprises a double bedroom and bathroom.



Situation

Located on the edge of Leek Town Centre, this property is within walking distance to many local amenities such as schools, shops and public houses. Within close proximity to transport links and commuter links to Stoke - on - Trent, Ashbourne, Buxton and Macclesfield.

Directions

From our Leek office on Derby Street, turn right onto Haywood Street and turn left at the four way traffic lights onto Compton. Take the first left onto Duke Street and the property will be found on the right hand side, indicated by our To Let board.

Accommodation Comprises:

A uPVC front entrance door gives access to:

Living Room 11'2" x 10'9" (3.40 x 3.28)



With uPVC double glazed window to the front aspect, double radiator, BT phone point, electrical points, cupboard housing pre-pay gas and electric meters, feature fireplace, wood effect flooring and ceiling light point.



Kitchen 10'11" x 7'2" (3.32 x 2.19)



Having wood effect flooring, part tiled walls, uPVC double glazed window to the rear garden, uPVC rear door, single radiator, under stairs storage cupboard, wall mounted extractor fan, electrical points and ceiling light point and stairs to the first floor. The suite comprises a range of base units with formica worktops, inset stainless steel sink and drainer unit with mixer tap, integrated Bosch four ring gas hob with oven below and extractor hood above.

Stairs to First Floor Landing

Giving access to a wall mounted Glow Warm boiler, and storage cupboard.

Bedroom 10'11" x 10'9" (3.34 x 3.28)



With fully fitted carpet, uPVC double glazed window to the front aspect, single radiator, electrical points and ceiling light point.

Bathroom 7'5" x 5'5" (2.25 x 1.65)



Having wood effect flooring, single radiator, uPVC obscured double glazed window to the rear aspect, extractor fan and ceiling light point. The suite comprises a low level lavatory, panel bath with shower fitment and pedestal wash hand basin.

Outside

To the rear of the property there is an enclosed rear yard area with access to an alley way for wheelie bin access.

Council Tax Band

We believe the property is in band A.

Measurements

All measurements given are approximate and are 'maximum' measurements

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co.

Deposit

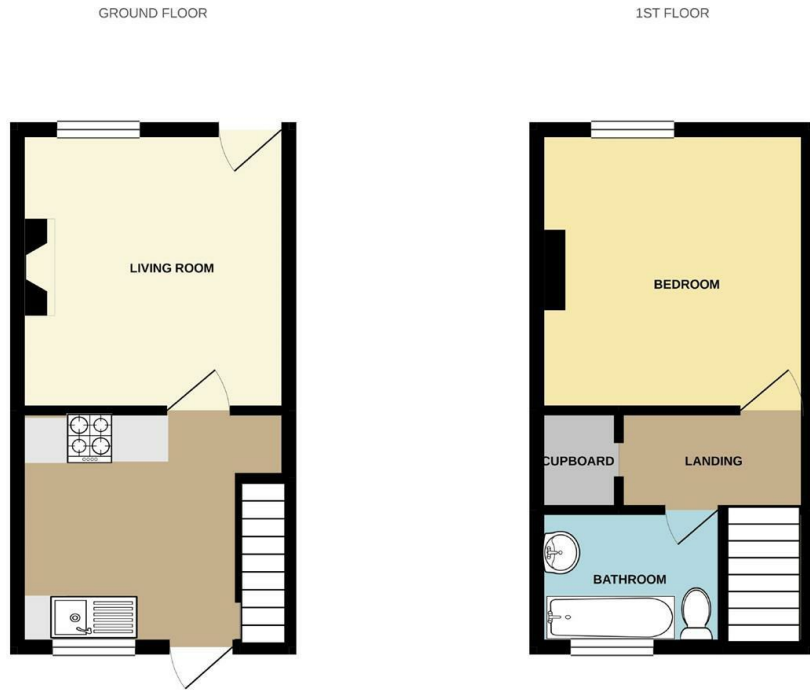
Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity

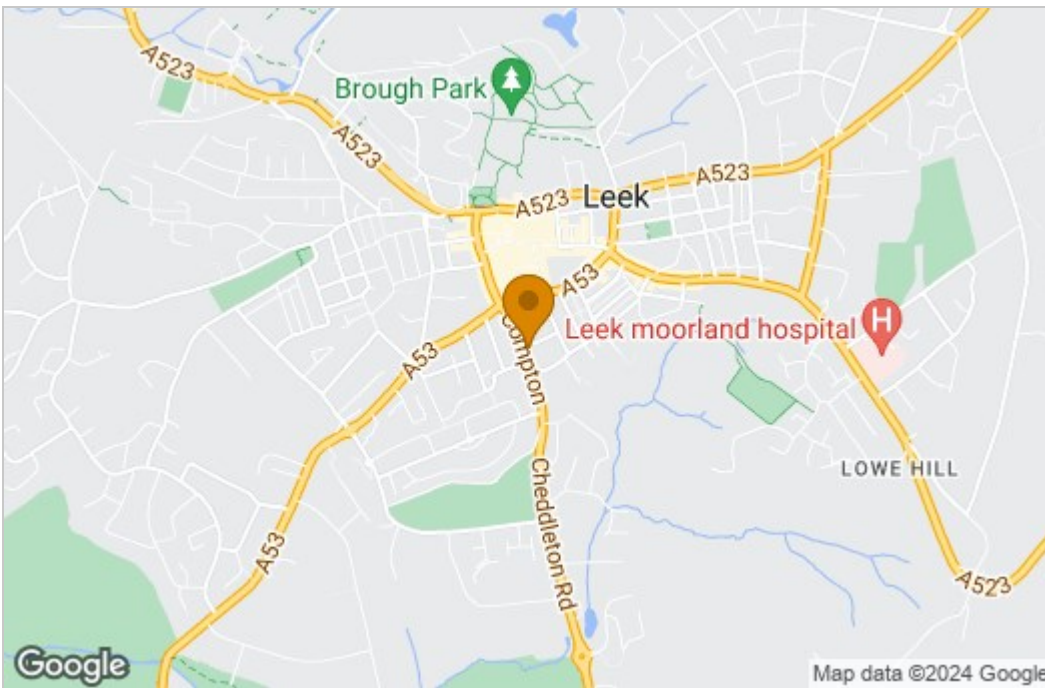
supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.