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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Large Six Bed Modernised HMO
- Double Glazed & Central Heated
- EPC Band D, Rating 60. Council Tax C
- Let to Students for £100 per room per week
- Close to University
- Ask an adviser to book your viewing



12 Lonsdale Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4DN

£235,000

Description

A fully modernised six bedroom detached HMO close to Staffordshire University and Stoke-on-Trent train station. The property benefits from central heating, double glazing, modern kitchen, and bathrooms. Accommodation comprises entrance hall, living room, two bedrooms, kitchen diner, utility and bathroom at ground floor level. To the first floor is a large landing, four bedrooms, office and bathroom. At the rear is a paved yard with brick built store housing, a pellet fed boiler and hopper

Ground Floor

Hallway

With Minton tiled, floor, composite door front, radiator, stairs off. door to rear.

Living Room 13' 8" x 14' 8" (4.16m x 4.48m)

With carpeted floor, radiator, Power Point, aerial point.

Bedroom 1 13' 11" x 13' 3" (4.25m x 4.05m)

With carpeted floor, radiator, Power Point.

Bedroom 2 13' 5" x 9' 3" (4.08m x 2.81m)

With carpeted floor, radiator, Power Point.

Kitchen/Diner 13' 7" x 14' 6" (4.13m x 4.43m)

Modern fitted kitchen with grey wall and base units, marble effect surfaces over. Part tiled walls and vinyl floor. Includes cooker point, Power Point, dishwasher point, extractor fan, Island breakfast bar.

Utility

With radiator, tiled floor, washer and dryer points.

Bathroom 10' 6" x 8' 8" (3.20m x 2.64m)

Modern fitted bathroom suite in White with WC, basin set in vanity unit, panel bath with rainfall style shower over. Polycarbonate walls and tiled floor. Includes radiator and extractor fan.

First Floor

Landing

With carpeted floor, feature window, fitted balustrade.

Bedroom 3 13' 7" x 10' 1" (4.14m x 3.07m)

With carpeted floor, radiator, Power Point.

Bedroom 4 13' 6" x 13' 5" (4.12m x 4.08m)

With carpeted floor, radiator, PowerPoint

Bedroom 5 13' 4" x 15' 0" (4.07m x 4.56m)

With carpeted floor, radiator, Power Point.

Office 7' 4" x 5' 9" (2.23m x 1.74m)

With carpeted floor, radiator, Power Point.

Bedroom 6 10' 11" x 9' 8" (3.33m x 2.95m)

With carpeted floor, radiator, Power Point.

Bathroom 11' 0" x 8' 8" (3.36m x 2.63m)

Modern fitted bathroom suite in white with pedestal basin, WC, enclosed shower cubicle with glass screen and rain fall style shower. Part tiled walls and tile effect floor. Includes a radiator and extractor fan.

Outside

To the frontage is a gravel forecourt. At the rear is an enclosed paved yard with brick built out buildings. At the rear is a pellet, fed heating system and hopper.

Furnishings

Included in the sales subject to level of offer.

Rental Income

Let on AST for £100.00 per week per room over 47 weeks (10 weeks half rent, 42 weeks full rent).
£4,700.00 per room, £28,200.00 per annum.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

12, Lonsdale Street STOKE-ON-TRENT ST4 4DN	Energy rating D	Valid until: 3 December 2028
		Certificate number: 8558-7222-3879-9024-7906

Property type: Detached house

Total floor area: 178 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance