

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modern Apartment**
- **Bathroom & Ensuite Shower**
- **EPC Band B, Rating 81. Council Tax C**
- **Two Bedroom Fully Furnished**
- **Let at £875 pcm no bills till summer 2025**
- **Please Ask One of Our Advisors For**



22 Hassells Bridge, Hassell Street
Newcastle, ST5 1BF

£115,000

Description

LET TILL SUMMER 2025 Modern Apartment within walking distance of Newcastle town centre . The property is a fully furnished two bedroom first floor apartment, with UPVC double glazing, electric heaters and a balcony. Internal accommodation comprises entrance hall, open-plan lounge/ dining room / kitchen area, two bedrooms, ensuite and bathroom.

This property is let and managed by Keates

Entrance Hall

With uPVC double glazed front door and wall-mounted electric heater.

Open Plan Living / Dining / Kitchen Area 19' 3" x 18' 4" (5.89m x 5.61m)

Living/Dining Area

With leather sofa and chair, TV stand, glass-top dining table With two electric wall heaters, power points, aerial point, carpeted flooring and uPVC french doors leading out onto the balcony.

Kitchen Area

With modern walnut-effect units, white gloss worktops, breakfast bar, part-tiled walls and tiled flooring. Integrated appliances include a cooker and hob with extractor hood, a fridge freezer, washing machine and dishwasher.

Bedroom 1 10' 5" x 9' 8" (3.18m x 2.97m)

With double bed, cupboard, wardrobe, electric wall heater, power points, aerial point and carpeted flooring. Ensuite shower room off.

Ensuite Shower Room

With modern white suite comprising low level W.C., pedestal washbasin and shower cubicle. Also with heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom 2 8' 11" x 8' 7" (2.74m x 2.64m)

With double bed, wardrobe, bedside table, chest of drawers, desk, electric wall heater, power points, aerial point and carpeted flooring.

Bathroom

With modern white suite comprising low level W.C., pedestal washbasin and panelled bath with shower

over. Also with heated towel rail, extractor fan, tiled walls and tiled flooring.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Keates Hulme for themselves and for the landlord 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 Hulme or the landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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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 nationwide. 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)

23 Hassells Bridge Hassell Street NEWCASTLE ST5 1BF	Energy rating B	Valid until: 13 January 2032
		Certificate number: 2902-1229-4000-1294-0292

Property type

Mid-floor flat

Total floor area

67 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

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