

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Purpose Built Student Accommodation
- Bathroom & Ensuite Shower
- EPC Band B, Rating 83. Council Tax C
- Two Bedroom Fully Furnished Apartment
- Let at £875 pcm no bills till summer 2025
- Please Ask One of Our Advisors For



**23 Hassells Bridge, Hassell Street**  
Newcastle, ST5 1BF

**£115,000**

## Description

LET TILL SUMMER 2025 Student accommodation located within walking distance of Newcastle town centre and a short bus ride from Keele University. 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, wall-mounted electric heater and carpeted flooring.

### Living/ Dining Area *16' 1" x 15' 4" max. (4.92m x 4.68m max)*

Open-plan to kitchen. With two sofas, coffee table, occasional table, two electric wall heaters, power points, aerial point, telephone point, carpeted flooring and uPVC french doors leading out onto the balcony.

### Kitchen Area *9' 3" x 12' 7" max. (2.82m x 3.86m max.)*

Open-plan to living/dining area. With modern beige units, walnut-effect worktops, breakfast bar, part-tiled walls and tiled flooring. Integrated appliances include a cooker and hob with extractor hood, a fridge freezer, tumble dryer and dishwasher.

### Bedroom 1 *11' 10" x 10' 5" (3.63m x 3.19m)*

With pvcu double glazed window to front elevation, double bed, built-in cupboard, wardrobe, bedside table, desk, chair, electric wall heater, power points, aerial point, telephone point, window blinds and carpeted flooring. Ensuite shower room off.

### Ensuite Shower Room *5' 8" x 5' 9" (1.74m x 1.78m)*

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

### Bedroom 2 *10' 2" x 8' 9" (3.1m x 2.69m)*

With upvc double glazed window to front aspect, double bed, wardrobe, bedside table, desk, chair, electric wall heater, power points, aerial point, window blinds and carpeted flooring.

### Bathroom *5' 4" x 8' 9" (1.65m x 2.69m)*

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

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.

### Outside

One allocated parking space within secure onsite car park.

### 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.

### 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.

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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 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)

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

## 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.](#)