

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two/ three bed detached property
- Modernised through out
- EPC Band C, Rating 69 Council Tax C
- Gas central heating Double Glazing
- Gardens and Parking
- Ask an Adviser for further details



**4 Byron Court, Kidsgrove**  
Stoke-On-Trent, ST7 4JF

**Monthly Rental Of**  
**£850**

## Description

Modernised two/ three bed detached property with off-road parking and garage. Comprises hall, living room, dining room/spare bedroom, kitchen, bathroom to the ground floor with two bedrooms and a bathroom to the first floor. The outside is off-road parking for two cars and garage with front and rear low maintenance gardens.

## Ground Floor

### Hall

With carpeted floor, radiator, built-in cupboard.

### Living Room 20' 5" x 11' 10" (6.23m x 3.60m)

With carpeted floor, radiator, power points, wall lights, large front aspect window.

### Dining Room 12' 4" x 8' 11" (3.75m x 2.73m)

With carpeted floor, radiator, power points

### Kitchen 12' 4" x 10' 0" (3.75m x 3.04m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Fully tiled floor and part tiled walls. PVCu door to rear, inset spotlights, fitted extractor hood and fan.

### Bathroom 5' 9" x 8' 11" (1.75m x 2.71m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, panelled bath with electric shower and screen over. Fully tiled walls and fully tiled floor. Includes extractor fan and heated towel radiator.

## First Floor

### Landing

With carpeted floor, side aspect window.

### Bedroom 1 12' 11" x 15' 2" (3.94m x 4.62m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 12' 0" x 15' 2" (3.67m x 4.62m)

With carpeted floor, radiator, Power Point.

### Bathroom 6' 8" x 5' 3" (2.02m x 1.61m)

Modern fitted bathroom suite in white with pedestal basin, WC enclosed shower cubicle with combination shower. Fully tiled walls and fully tiled floor. Includes heated towel radiator.

## Outside

To the frontage is a paved front garden leading to side tarmac drive. To the rear is a low maintenance paved garden and single garage

## 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



### 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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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

4, Byron Court Kidsgrove STOKE-ON-TRENT ST7 4JF	Energy rating	Valid until:	26 October 2027
	<b>C</b>	Certificate number:	9234-2826-7200-9723-6555

Property type: Detached bungalow

Total floor area: 118 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 C. It has the potential to be B.

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

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

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