

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Two Bed Terraced House**
- **Gas Central Heated, Double Glazed**
- **EPC Band C, Rating 71 Council Tax C**
- **Easy Reach of Festival Park and Newcastle**
- **Council Tax A**
- **Ask an adviser to book your viewing**



**95 Basford Park Road, Newcastle**  
Newcastle, ST5 0PS

**Monthly Rental Of**  
**£795**

## Description

A fully modernised two bedroom terraced property situated on Basford Park Road. This modernised property benefits from gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom ground floor level with two bedroom to the first floor. At the rear is an enclosed paved yard with pedestrian access. Situated with easy reach of Festival Park and Newcastle town Centre.

## Ground Floor

### **Dining Room** 11' 11" x 12' 0" (3.63m x 3.66m)

With laminate floor, radiator, Power Point, feature hearth.

### **Living Room** 12' 0" x 11' 11" (3.66m x 3.63m)

With laminate floor, radiator, Power Point, aerial point, feature hearth with inset fire, stairs off.

### **Kitchen** 6' 2" x 13' 10" (1.87m x 4.22m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes radiator, Power Point, cooker point, extractor hood, washer point. Door to rear.

### **Bathroom** 7' 10" x 6' 0" (2.38m x 1.84m)

Modern fitted bathroom suite white with WC, pedestal basin, panel bath with mixer shower and screen over. Part tiled walls and tile effect floor. Includes radiator.

## First Floor

### **Bedroom 1** 11' 11" x 12' 0" (3.63m x 3.67m)

With carpeted floor, radiator, Power Point.

### **Bedroom 2** 11' 11" x 12' 0" (3.64m x 3.65m)

With carpeted floor, radiator, PowerPoint, built-in cupboard.

## Outside

To the frontage is a paved four court. At the rear is an enclosed paved yard with pedestrian access.

## 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)

95 Basford Park Road NEWCASTLE ST5 0PS	Energy rating	Valid until: 17 June 2034
	<b>C</b>	Certificate number: 7107-3038-3205-3034-5200

Property type Mid-terrace house

Total floor area 74 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+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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