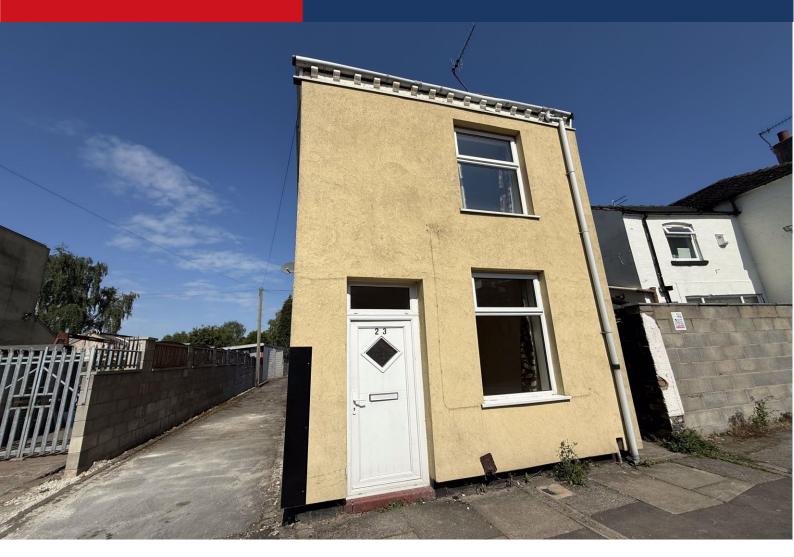


84 Church Street Stoke-on-Trent ST4 1BS

01782 847083 www.keates.uk.com



- Two Bedroom Detached
- Gas Central Heated, Double Glazed
- EPC Band D, Rating 63 Council Tax A
- Close to Burslem Town Centre
- Council Tax A
- Ask an adviser to book your viewing



23 Joseph Street, Stoke-On-Trent Stoke-On-Trent, ST6 4BT Monthly Rental Of £650

### Description

A two bedroom detached property situated close to Burslem town Centre which benefits from gas central heating, double glazing, newly fitted kitchen and bathroom. Accommodation comprises living room, kitchen diner and bathroom at ground floor level with two bedrooms to the first floor. At the rear is a large enclosed yard with side pedestrian access.

### **Ground Floor**

**Living Room** 10' 5" x 11' 3" (3.18m x 3.42m) With laminate floor, radiator, Power Point, door to front.

**Kitchen/Diner** 11' 3" x 11' 5" (3.42m x 3.48m) Modern fitted kitchen with green wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point, Radiator, access to cellar and stairs.

### **Rear Hall**

With wood effect floor, PVCU door to rear.

#### Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with mixer shower and curtain over. Marble effect walls and wood effect floor. Include radiator and extractor fan.

### **First Floor**

**Bedroom 1** 10' 11" x 11' 1" (3.32m x 3.37m) With carpeted floor, radiator, Power Point.

**Bedroom 2** 12' 3" x 11' 5" (3.73m x 3.49m) With carpeted floor, radiator, Power Point, built-in cupboard.

#### Outside

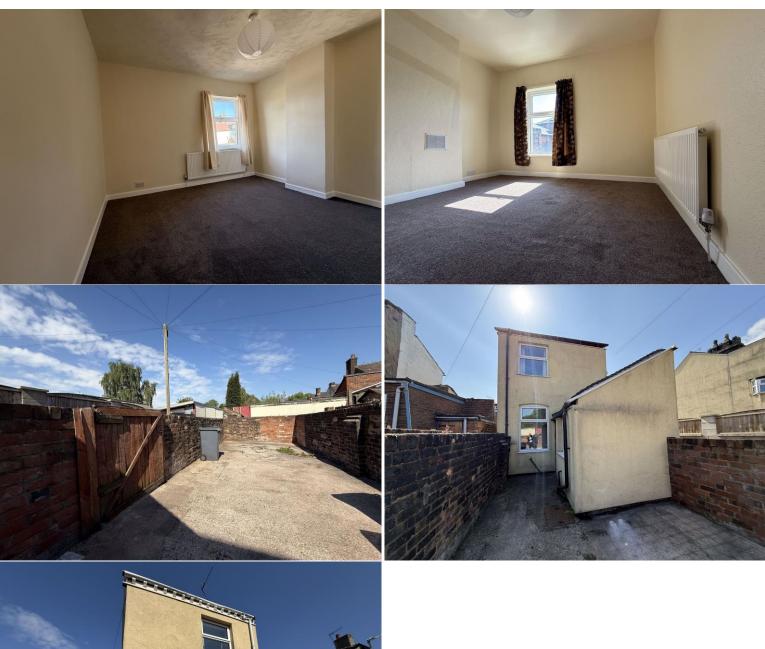
At the rear is an enclosed paved yard with pedestrian access.

#### 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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Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162



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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 vouch 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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English | Cymraeg

# **Energy performance certificate (EPC)**

23, Joseph Street STOKE-ON-TRENT ST6 4BT	Energy rating	Valid until:	4 February 2029
		Certificate number:	0389-2815-6221-9901-1221
Property type		Detached hou	se
Total floor area	54 square metres		

# Rules on letting this property

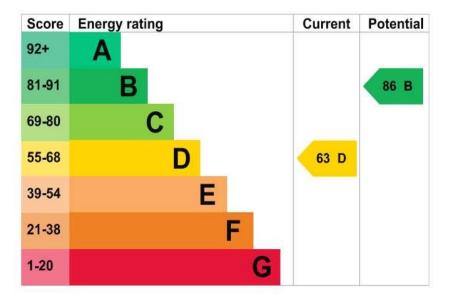
Properties can be let if they have an energy rating from A to E.

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).

# Energy rating and score

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

See how to improve this property's energy efficiency.



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

https://find-energy-certificate.service.gov.uk/energy-certificate/0389-2815-6221-9901-1221