

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Three bedroom Town House
- Central Heated and Double Glazed
- EPC awaited, Council tax A
- Fully Modernised
- Newly fitted kitchen & Bathroom
- Ask an adviser to book your viewing



23 Ridge Road, Stoke-On-Trent
Stoke-On-Trent, ST6 5LG

Monthly Rental Of
£895

Description

Fully modernised three bedroom town house situated in Golden Hill. The property benefits from gas central heating and double glazing, modern kitchen and bathroom. Accommodation comprises living room and kitchen diner at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a low maintenance paved and gravel garden. At the rear is an enclosed garden with side pedestrian access.

Ground Floor

Entrance Hallway

With carpeted floor, stairs off.

Living Room 12' 4" x 12' 8" (3.75m x 3.86m)

With carpeted floor, radiator, Power Point.

Kitchen/Diner 15' 6" x 10' 6" (4.73m x 3.21m)

Modern fitted kitchen with grey wall and base units, wood effect surfaces over. Splashback to walls and tiled floor. Includes integrated cooker hob and extractor hood, radiator, Power Point, washer, built-in cupboard, patio doors onto rear.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 9' 7" x 10' 11" (2.92m x 3.34m)

With carpeted floor, radiator, Power Point.

Bathroom 6' 5" x 6' 1" (1.96m x 1.86m)

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

Bedroom 2 9' 1" x 12' 4" (2.78m x 3.76m)

With car floor, radiator, PowerPoint, feature hearth.

Bedroom 3 9' 1" x 8' 3" (2.78m x 2.52m)

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a low maintenance paved garden. At the rear is an enclosed garden.

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

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