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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **STUDENT RENTAL AVAILABLE 2023-24**
- **Gas Central Heating, Double Glazing**
- **Energy Performance Band D, Rating 68**
- **Six Bedroom Terrace Property**
- **Rent £90 per week each including bills**
- **Please Ask One Of Our Advisors For Further Details**



3 Ashford Street, Stoke
Stoke-On-Trent, ST4 2EH

**Weekly Rental Of
£90 per room
including bills**

Description

STUDENT PROPERTY AVAILABLE 2023-24: A six bedroom terraced property, close to Stoke town centre and railway station with easy access to the A500. The property briefly comprises entrance hallway, two bedrooms, lounge, kitchen, utility and bathroom to the ground floor with a further four bedrooms and bathroom to the first floor. The property also benefits from gas central heating and double glazing.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway

Power points, radiator, tiled flooring.

Bedroom One 8' 6" x 14' 4" (2.60m x 4.37m)

Double glazed window to front, range of furniture including double bed, desk and wardrobe, power points, radiator, laminate flooring.

Bedroom Two 11' 7" x 12' 0" (3.52m x 3.67m)

Double glazed window to rear, range of furniture including double bed, desk and wardrobe, power points, radiator, laminate flooring.

Living Room 11' 7" x 10' 4" (3.54m x 3.14m)

Double glazed window, built in cupboard, radiator, power points, laminate flooring.

Kitchen 9' 5" x 10' 4" (2.87m x 3.14m)

Range of green fitted wall and base units with green work surfaces, integrated appliances including washing machine, cooker, fridge freezer, single sink, part tiled walls, power points, tiled flooring.

Utility room 12' 10" x 5' 11" (3.92m x 1.81m)

UPVC window, range of pale wood wall and base units with granite effect work surfaces, single sink, power point, radiator, part tiled walls and tiled flooring

Bathroom 3' 10" x 9' 11" (1.17m x 3.02m)

Double glazed window to side, white bathroom suite comprising shower cubicle with combi shower, pedestal wash basin, WC, extractor fan, radiator, tiled walls and flooring.

First Floor

Landing

Power points, carpet flooring.

Bedroom Three 11' 1" x 12' 6" (3.39m x 3.80m)

Range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bathroom 5' 4" x 10' 2" (1.62m x 3.09m)

Double glazed window to side, white bathroom suite comprising panelled bath with shower mixer, pedestal wash basin, WC, extractor fan, radiator, tiled walls and floor.

Bedroom Four 11' 9" x 12' 8" (3.59m x 3.86m)

Range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bedroom Five 10' 10" x 7' 3" (3.29m x 2.21m)

UPVC window, range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bedroom Six 7' 11" x 10' 3" (2.42m x 3.12m)

UPVC window to rear, range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Outside

There is pedestrian access to the front of the property with a yard to the rear.

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.

Keates Hulme 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 Hulme 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 Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this



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'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

3, Ashford Street, STOKE-ON-TRENT, ST4 2EH

Dwelling type: End-terrace house
Date of assessment: 12 March 2015
Date of certificate: 14 March 2015

Reference number: 8755-7327-3280-6232-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

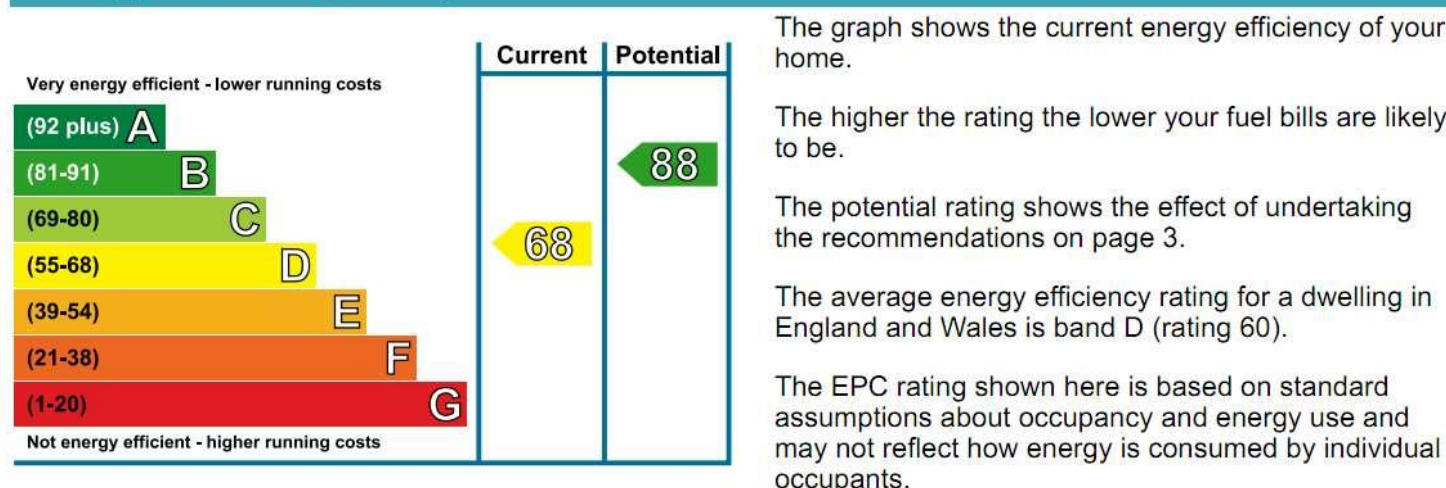
Estimated energy costs of dwelling for 3 years:	£ 2,814
Over 3 years you could save	£ 993

Estimated energy costs of this home




	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	
Heating	£ 2,229 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 330 over 3 years	£ 225 over 3 years	
Totals	£ 2,814	£ 1,821	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 738	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	
3 Heating controls (room thermostat)	£350 - £450	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.