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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Two bedroom linked detached
- Gardens & Parking
- REFS & DEPOSIT,
- Gas Central Heated, Double Glazed
- EPC Band D, Rating Council Tax B
- Ask an adviser for further details



42 The Furlong, Yarnfield
Stone, ST15 0PE

Monthly Rental Of
£825

Description

Set in the Rural village of Yarnfield this two bed link detached property has parking, garage and gardens. The property is central heated and comprises porch, hall, kitchen, WC, dining room and living room to the ground floor with two bedrooms, a boxroom and a bathroom to the first floor. The property benefits from gas central heating.

Ground Floor

Entrance Porch

Tiled floor PVCu door to front

Hallway

With carpeted floor, PowerPoint, radiator, built in cloaks cupboard. PVCu door to rear, stairs off.

Toilet 4' 6" x 5' 1" (1.38m x 1.55m)

White suite with WC and basin. Half tiled walls and tile effect vinyl floor.

Kitchen 10' 8" x 9' 5" (3.24m x 2.86m)

Fitted kitchen with white wall and base units marble effect surfaces over. Part tiled walls and tile affect vinyl floor. Includes power points washer point Cooker point.

Dining Room 8' 11" x 12' 5" (2.72m x 3.78m)

With carpeted floor, radiator and PowerPoint. Patio doors to rear.

Living Room

With carpeted floor, radiator, PowerPoint, aerial point. Patio doors to rear window to side.

First Floor

Landing

with carpeted floor and airing cupboard. Large built-in cupboard

Bedroom 1 11' 5" x 14' 1" (3.48m x 4.30m)

With carpeted floor, PowerPoint, built-in cupboard.

Bedroom 2 11' 6" x 8' 1" (3.50m x 2.46m)

With carpeted floor, radiator and PowerPoint

Bathroom 6' 10" x 7' 4" (2.08m x 2.23m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit and paneled bath with combination shower over. Part tiled walls, laminate flooring. Includes towel radiator and built-in cupboards.

Outside

To the frontage is a gravelled front garden and side tarmac driveway. At the rear is a lawned garden and paved seating area. Pedestrian access to the rear.

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'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



42, The Furlong
Yarnfield
STONE
ST15 0PE

Dwelling type: Detached house
Date of assessment: 28 September 2008
Date of certificate: 28 September 2008
Reference number: 0250-2818-6814-0328-5325
Total floor area: 126 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly – lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly – higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	226 kWh/m ² per year	174 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	3.6 tonnes per year
Lighting	£103 per year	£58 per year
Heating	£562 per year	£473 per year
Hot water	£137 per year	£109 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome