

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1037 Leek Road, Hanley, Stoke On Trent, ST1 6AP

£695 PCM

- Available Now!
- Downstairs Bathroom, First Floor Cloakroom
- Combi Boiler
- Close to Hanley Town Centre
- Two Bedrooms
- Off Road Parking
- Upvc Double Glazing
- Managed by Austerberry

READY TO LET AND AVAILABLE NOW!

An impressive house with off road parking in the driveway at the front and a big open plan lounge and dining room!

This Town House has a very well fitted kitchen, a combi boiler for central heating and UPVC double glazing throughout. There's a downstairs bathroom with a bath and walk in shower as well as an upstairs cloakroom with wc and it has two bedrooms.

1037 Leek Road is in a main road location conveniently close to Hanley City Centre and is available to move into straightaway.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

Good looking double glazed composite front door. Fitted mat.

LOUNGE & DINING ROOM

30'2" x 12'11" (9.19 x 3.94)

Fitted carpet. Double and single radiators. Two UPVC double glazed windows with fitted roller blinds and curtain poles to each end of the room. Timber fireplace surround with living flame effect electric fire. Double doors leading into the...

NEWLY FITTED KITCHEN

14'0" x 7'6" (4.27 x 2.29 (4.26 x 2.28))

Superbly fitted with a range of wall cupboards and base units with doors and drawers together with an electric cooker and cooker hood. Double radiator. UPVC double glazed window with fitted venetian blinds. UPVC double glazed external door.

BATHROOM/WC

7'2" x 6'10" (2.18 x 2.08)

White suite to include a bath and separate walk in shower as well as a pedestal wash basin and low level wc. Two UPVC double glazed windows, one with fitted venetian blinds. Radiator. Part tiled walls. Wall mounted electric heater.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which contains the gas fired combi boiler for central heating and hot water.

BEDROOM ONE

14'4" x 9'3" (4.37 x 2.82)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole, curtains and nets. Built in wardrobe.

BEDROOM TWO

12'7" x 9'3" max (3.84 x 2.82 max)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Built in wardrobe. Storage unit.

CLOAKROOM/WC

9'3" x 3'4" (2.82 x 1.02)

White low level wc and wash basin within a unit. UPVC double glazed window with fitted venetian blind. Radiator.

OUTSIDE

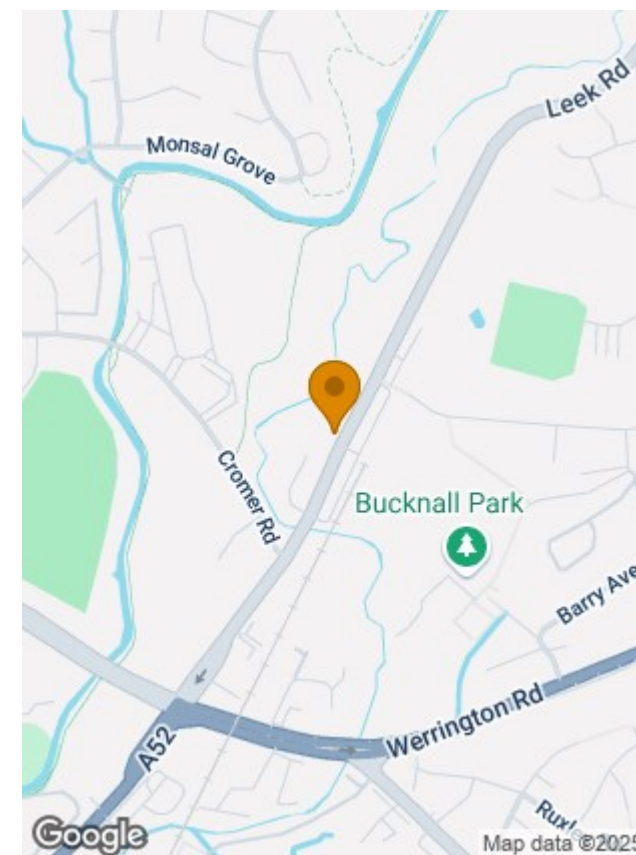
There is a driveway and off road parking area to the front of the property and a small paved patio at the rear with a cold water tap and external lighting.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £695pcm

Deposit - £801

Holding Deposit - £160

Council Tax Band - A

Minimum Rental Term – 6 months



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make