



49 Picton Street
Leek



**BURY &
HILTON**
EST 1963

Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

49 Picton Street

Leek
Staffordshire
ST13 8AU

- * A two bedroom mid-terrace property situated on a popular street in close proximity to the town centre and other amenities.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Two Bedrooms to the first floor.
- * Enclosed rear yard area and small garden.
- * Available immediately.



Per Calendar Month £725 Per Calendar Month



2



1



2



D

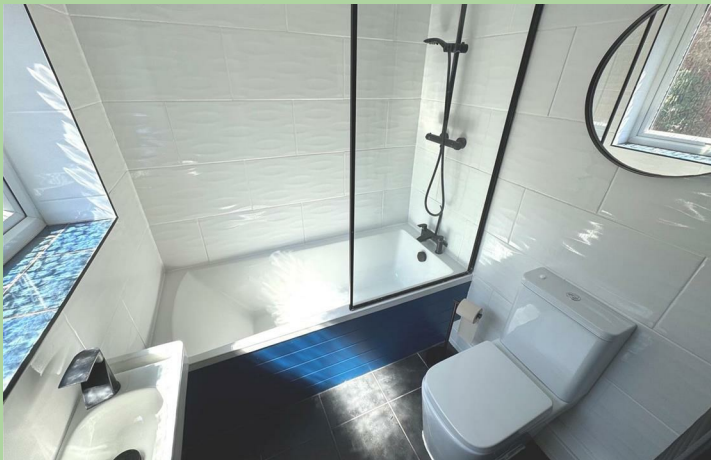


Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

Radiator. Laminate flooring.

Living Room 12' x 8'4 (3.66m x 2.54m)

Radiator.

Lounge 11'7 x 11'10 (3.53m x 3.61m)

Radiator. Stairs off. Laminate flooring. Gas fire. Understairs storage.q

Kitchen 10'11 x 5'7 (3.33m x 1.70m)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Tiled floor. Radiator.

Rear Hall

Rear door. Cupboard housing central heating boilers.

Bathroom

Bath with feeder shower. W.c. Wash basin. Tiled walls. Tiled floor. Heated towel rail.

First Floor

Bedroom 11'8 x 11'11 (3.56m x 3.63m)

Radiator.

Bedroom 12' x 10'5 (3.66m x 3.18m)

Radiator. Built-in storage cupboards.

Outside

Rear yard and garden area.

Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.

Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by Bury & Hilton

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811