



**LEEK**  
Hearing Centre

01538 529436

www.leekhearing

Hearing Aids  
Hearing Tests  
Hearing Loss  
Hearing Care  
Hearing Management

PROFESSIONAL  
EAR WAX  
REMOVAL  
100%

9 Bath Street  
Leek

 **BURY &  
HILTON**  
EST 1888  
Part of the Bagshaws Partnership

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

## 9 Bath Street

Leek  
Staffordshire  
ST13 6JQ

- \* A two bedroom mid-terrace property situated in the heart of the town centre, being convenient for all amenities.
- \* Benefiting from gas fired central heating and small enclosed rear yard area.
- \* The accommodation briefly comprises: Through Lounge / Dining Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- \* Available immediately.
- \* Apply Leek Office to view.



Per Calendar Month £650 Per Calendar Month



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





# General Information

**Living Room / Dining Room**  
Radiator x 2. Electric fire.

**Kitchen**  
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Rear door. Stairs off. Breakfast bar. Electric hob and oven with extractor unit above. Plumbing point.

**First Floor**

**Landing Area**  
Loft access. Central heating boiler.



**Bedroom**  
Radiator.

**Bedroom**  
Radiator.

**Bathroom**  
Bath. W.c. Wash basin. Radiator.

**Outside**  
Rear yard area.

**Application**  
Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed '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 letting 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.



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### Offices in:

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