



2 Angle Street



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

## 2 Angle Street

Staffordshire  
ST13 8AL

Perfectly located in the West End of Leek, is this 1 bedroom end terraced house.

Step in from the street into a bright living room with a separate kitchen to the side.

Upstairs is a double bedroom as well as a shower room.

To the rear of the property is a communal yard.



Per Month £600 Per Month



1



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1



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





## General Information

### **Living Room 10'9" x 10'9" (3.3 x 3.3)**

Radiator.

### **Kitchen 11'5" x 6'6" (3.5 x 2)**

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob with extractor unit above. Electric oven. Radiator. Rear door.

### **Landing**

Central heating boiler.

### **Shower Room**

Shower. W.c. Wash basin. Heated towel rail.

### **Bedroom 10'9" x 9'10" (3.3 x 3)**

Radiator.

### **Outside**

Communal yard, storage for wheelie bins

### **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 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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