

KEATES

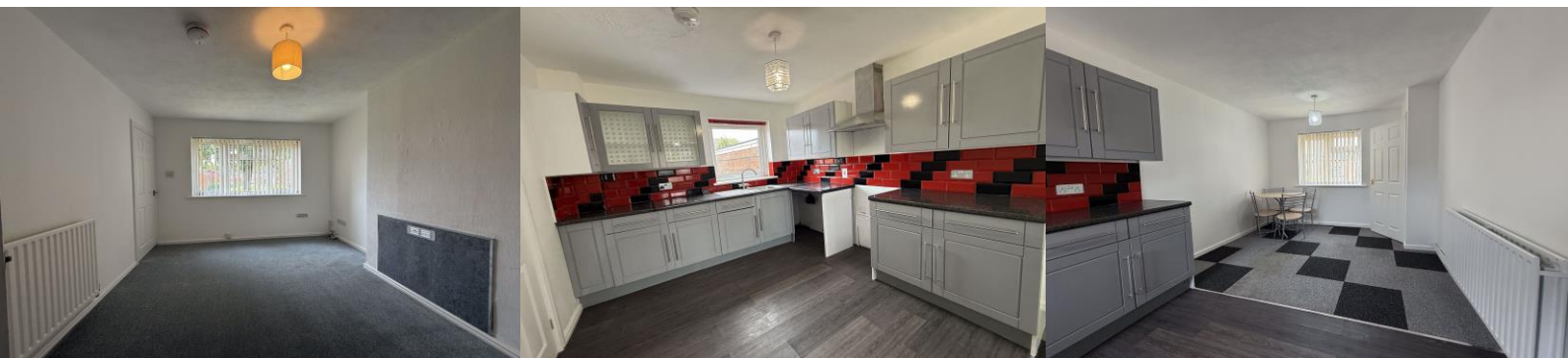
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Two Bed Town House
- Central Heated, Double Glazed
- Parking and Gardens
- Modern Kitchen and Bathroom
- EPC Band C, Rating 69. Council tax A
- Ask an adviser to book your viewing



6 Dryburg Walk, Stoke-On-Trent
Stoke-On-Trent, ST2 8PE

Monthly Rental Of
£850

Description

A large two bedroom town house situated on a corner plot. This property benefits from a newly fitted kitchen and bathroom, gas central heating, double glazing and has recently been redecorated. Externally there is ample parking a garage, lawns and a patio. Accommodation comprises entrance hall, kitchen diner, living room and WC at ground floor level with two large bedrooms, separate Wc and bathroom a to the first floor. At the rear is off-road parking for one car, single detached garage, low maintenance garden. The frontage inside our lawn and garden is boarded by railings .

Ground Floor

Hallway

With carpeted floor, radiator, stairs off.

Living Room 11' 3" x 14' 4" (3.44m x 4.37m)

With carpeted floor, radiator, Power Point, aerial point, telephone point and gas fire.

Kitchen/Diner 17' 8" x 9' 6" (5.39m x 2.90m)

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes cooker, Power Point, washer point, radiator, windows to front and rear fitted blinds.

Rear Hall

With built-in cupboard with electrical power, lino floor, door to rear.

WC 6' 5" x 3' 0" (1.96m x .91m)

Fitted WC in white, window to side

First Floor

Landing

With carpeted floor, built-in airing cupboard, Power Point.

Bedroom 1 10' 5" x 17' 10" (3.18m x 5.44m)

With carpeted floor, radiators times two, windows to front and rear, Power Point, built-in wardrobe and built-in cupboard.

Bedroom 2 12' 10" x 9' 6" (3.92m x 2.89m)

With Carpeted floor, radiator, Power Point, aerial point.

Separate WC 6' 6" x 4' 7" (1.99m x 1.39m)

With fitted WC in white, window to side

Bathroom 5' 3" x 5' 5" (1.61m x 1.66m)

Modern fitted bathroom suite in white with basin, panel bath with mixer shower and curtain over. Part tiled walls and vinyl floor. Includes radiator, fitted cabinet and roller blind .

Garage 8' 5" x 18' 3" (2.56m x 5.55m)

With open over door, concrete floor, electrical lighting and power

Outside

To the frontage are grassed lawns bordered by wrought iron railings. At the rear is a low maintenance garden with patio seating area, off-road parking and a single detached garage.



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/ Marketing Period

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 complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

We are a RICS 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 (EPC)

6, Dryburg Walk STOKE-ON-TRENT ST2 8PE	Energy rating C	Valid until: 5 December 2022 Certificate number: 9703-2835-7329-9602-7705
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Property type

End-terrace house

Total floor area

78 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)