



6 Castlefield Street, Shelton, Stoke-On-Trent, ST4 7AQ

£675 PCM

- Available To Let Now!
- Two Bedrooms
- Paved Rear Yard
- On Street Parking
- Stunning Fitted Kitchen
- Bathroom With White Suite
- Convenient Location

## AVAILABLE TO LET NOW! TWO BEDROOMS AND A STUNNING KITCHEN!

This town house offers two double bedrooms and an upstairs bathroom and the kitchen is absolutely stunning!

Just off Shelton Old Road, Castlefield Street is located just a short walk away from both the Trent and Mersey Canal and Caldon Canal and there are local bus routes to Hanley and Newcastle Under Lyme.

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

Timber front door. Fitted carpet and mat. Stairs leading to the first floor.

### LIVING ROOM

12'3" x 8'11" (3.73 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window.

### FITTED KITCHEN

12'7" x 11'11" (3.84 x 3.63)

Vinyl flooring. Range of wall cupboards and base units in white with integrated electric hob, oven and extractor hood. Plumbing for washer. UPVC double glazed window. Timber door. Walk in under stairs storage cupboard. Combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'4" x 12'0" (3.76 x 3.66)

Fitted carpet. Radiator. UPVC double glazed window and additional small circular window.

### BEDROOM TWO

12'6" x 9'0" (3.81 x 2.74)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

9'1" x 6'3" (2.77 x 1.91)

Vinyl flooring. White suite comprising a panelled bath with shower and screen over, pedestal wash basin and low level wc. Part tiled walls. Radiator. UPVC double glazed window. Extractor.

### OUTSIDE

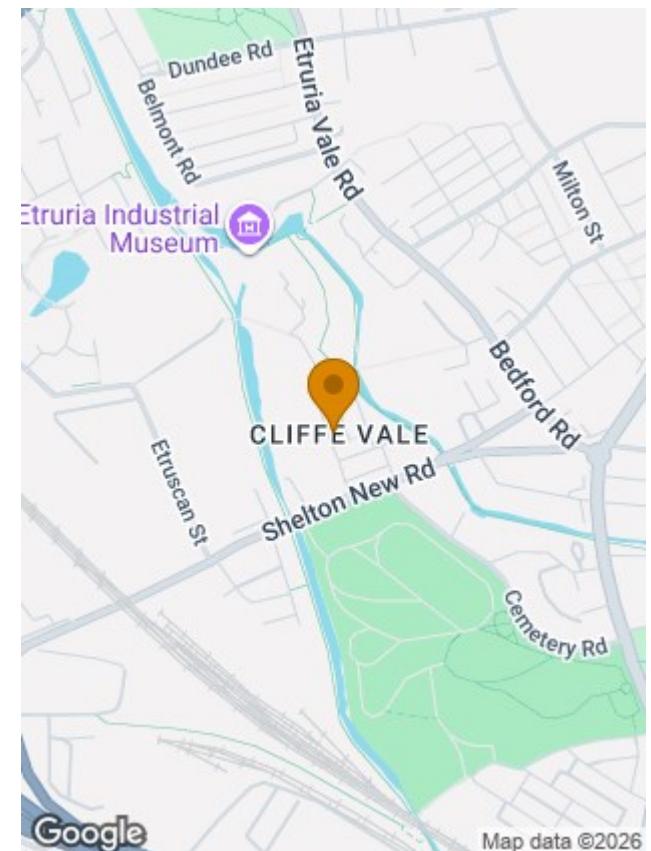
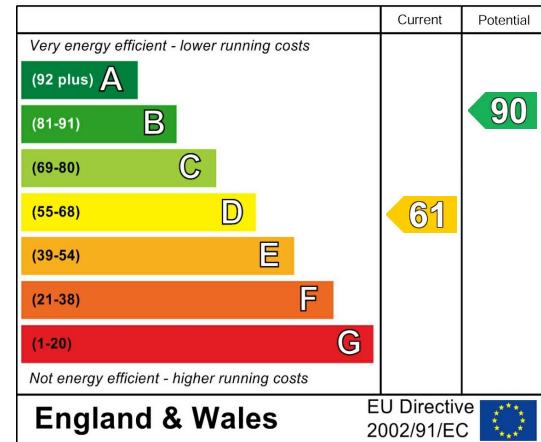
On street parking to the front of the property.

Larger than average paved rear yard with a storage shed.





### Energy Efficiency Rating



## 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](mailto: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.

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

## MATERIAL INFORMATION

Rent - £675pcm

Deposit - £778

Holding Deposit - £155

Council Tax Band - A

Minimum Rental Term – 6 months

**Austerberry**  
the best move you'll make