

41 Britannia Street

Staffordshire

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

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

41 Britannia Street

Staffordshire
ST13 5EL

* An opportunity to rent an end-terraced property situated within walking distance of Leek town centre.
* The property is well presented throughout and briefly has: good size Living Room, Kitchen, Double Bedroom and good size Bathroom.
* Communal rear garden area.
* Has central heating and double glazed.
* AVAILABLE IMMEDIATELY.
* NO SMOKERS

PCM £650 PCM

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

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General Information

Living Room 13'1" x 12'0" (4.01 x 3.66)
Radiator.

Kitchen 11'3" x 9'10" (3.45 x 3.00)
Range of wall and base units with work surfaces over. Stainless steel sink unit with drainer. Gas cooker. Extractor unit Inset spotlighting. Tiled flooring. Stairs off. Rear door.

Stairs to landing
Loft access

Bedroom 11'1" x 12'4" (3.40 x 3.76)
Radiator.

Bathroom
Bath with shower over. W.c. Wash basin. Heated towel rail.

Outside
Communal Garden

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
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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 a 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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6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

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