

KEATES

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84 Church Street
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- **STUDENT RENTAL AVAILABLE 2027-28**
- **Gas Central Heating, Double Glazing**
- **EPC Band C, Rating 69. Council Tax A**
- **Six Bedroom Terrace Property**
- **Rent £105 per week each including bills**
- **Please Ask One Of Our Advisors For Further Details**



3 Ashford Street, Stoke
Stoke-On-Trent, ST4 2EH

£105 per room per week

Description

STUDENT PROPERTY AVAILABLE 2027-28: A six bedroom terraced property, close to Stoke town centre and railway station with easy access to the A500. The property briefly comprises entrance hallway, two bedrooms, lounge, kitchen, utility and bathroom to the ground floor with a further four bedrooms and bathroom to the first floor. The property also benefits from gas central heating and double glazing.

PLEASE NOTE: Keates Hulme are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway

Power points, radiator, tiled flooring.

Bedroom One *8' 6" x 14' 4" (2.60m x 4.37m)*

Double glazed window to front, range of furniture including double bed, desk and wardrobe, power points, radiator, laminate flooring.

Bedroom Two *11' 7" x 12' 0" (3.52m x 3.67m)*

Double glazed window to rear, range of furniture including double bed, desk and wardrobe, power points, radiator, laminate flooring.

Living Room *11' 7" x 10' 4" (3.54m x 3.14m)*

Double glazed window, built in cupboard, radiator, power points, laminate flooring.

Kitchen *9' 5" x 10' 4" (2.87m x 3.14m)*

Range of green fitted wall and base units with green work surfaces, integrated appliances including washing machine, cooker, fridge freezer, single sink, part tiled walls, power points, tiled flooring.

Utility room *12' 10" x 5' 11" (3.92m x 1.81m)*

UPVC window, range of pale wood wall and base units with granite effect work surfaces, single sink, power point, radiator, part tiled walls and tiled flooring

Bathroom *3' 10" x 9' 11" (1.17m x 3.02m)*

Double glazed window to side, white bathroom suite comprising shower cubicle with combi shower, pedestal wash basin, WC, extractor fan, radiator, tiled walls and flooring.

First Floor

Landing

Power points, carpet flooring.

Bedroom Three *11' 1" x 12' 6" (3.39m x 3.80m)*

Range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bathroom *5' 4" x 10' 2" (1.62m x 3.09m)*

Double glazed window to side, white bathroom suite comprising panelled bath with shower mixer, pedestal wash basin, WC, extractor fan, radiator, tiled walls and floor.

Bedroom Four *11' 9" x 12' 8" (3.59m x 3.86m)*

Range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bedroom Five *10' 10" x 7' 3" (3.29m x 2.21m)*

UPVC window, range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Bedroom Six *7' 11" x 10' 3" (2.42m x 3.12m)*

UPVC window to rear, range of furniture including double bed, desk and wardrobe, power points, radiator, carpet flooring.

Outside

There is pedestrian access to the front of the property with a yard to the rear.

Viewings

To view this, or any other of our properties, please call 01782 413580. If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All



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.

Energy performance certificate (EPC)

3 Ashford Street
STOKE-ON-TRENT
ST4 2EH

Energy rating

C

Valid until:

4 December 2035

Certificate number:

5790-4091-0822-6505-3253

Property type

End-terrace house

Total floor area

131 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		