

19 Woodlands Avenue

Leek

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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19 Woodlands Avenue

Leek
Staffordshire
ST13 7BY

* An opportunity to rent a recently refurbished two bedroomed semi-detached bungalow situated in a well established residential area
* The accommodation briefly has an Entrance Hall, Superb Kitchen with integrated appliances, Living Room, Inner Hallway, Two Bedrooms and a Shower Room.
* Outside the property is approached via a gated driveway which provides off-road parking and there is a detached garage and garden located to the rear.
* The property has the benefit of gas fired central heating and double glazing.
* Available immediately.

Per Calendar Month £950 Per Calendar Month

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

















General Information

Entrance Hall
Radiator. Laminate flooring.

Kitchen
Wall and base units. Sink unit with drainer and mixer tap. Radiator. Laminate flooring. Electric hob and oven with extractor unit above. Integrated fridge & freezer, dishwasher, washing machine. Spotlights.

Living Room
Radiator. Coving. Sliding doors to rear.

Bedroom
Radiator. Fitted wardrobes.

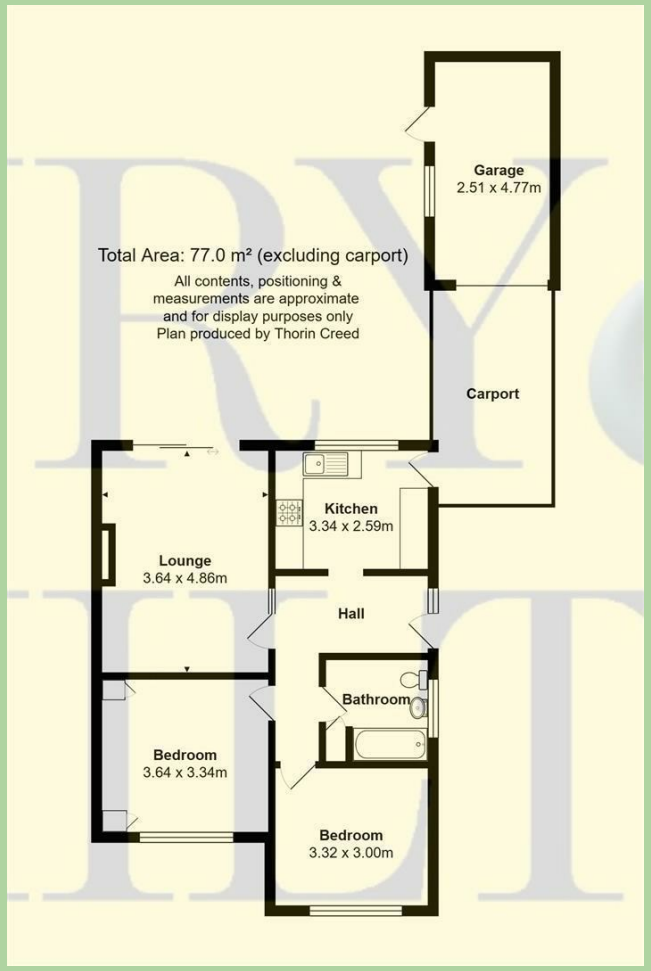
Bedroom
Radiator. Coving.

Bathroom
Bath with feeder shower. W.c. Wash basin with storage unit below. W.c. Heated towel rail. Loft access. Laminate flooring.

Outside
Outside the property is approached via a gated driveway which provides off-road parking and there is a detached garage and garden located to the rear.

Application
Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

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.

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.

References
References through HomeLet will be applied for by The Agent.

Viewing
Strictly by appointment only through the selling 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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