31 Woodlands Avenue

Leek

BURY & HILTON EST 1863
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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31 Woodlands Avenue

Leek
Staffordshire
ST13 7BY

* An opportunity to rent a very well presented and maintained two bedroomed semi-detached bungalow situated in a well established and popular residential area.
* The accommodation briefly has an entrance hall, fitted kitchen, utility area, living room, two bedrooms and a shower room.
* The property sits on a plot with a driveway providing off road parking, a single garage with electric roller shutter door.
* The gardens to the front and rear have been landscaped and are low maintenance. Solar panels are installed on both the front and rear roofs
* The property has the benefit of gas central heating and double glazing.
* Apply Leek office to view.

Per Calendar Month £1,050 Per Calendar Month

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Staffordshire - 01538 383344

leek@buryandhilton.co.uk

BURY & HILTON

General Information

Entrance Hall
Radiator. Access to:

Kitchen 11'5" x 8'5" (3.49 x 2.59)
Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Plumbing point. Laminate flooring. Spotlights. Radiator.

Utility Area 8'5" x 4'9" (2.58 x 1.47)
A useful space with door to rear and work-top.

Living Room 15'10" x 11'11" (4.83 x 3.64)
Log burner. Radiator.

Bedroom 11'11" x 10'10" (3.65 x 3.32)
Radiator.

Bedroom 10'10" x 9'11" (3.32 x 3.03)
Radiator.

Shower Room 7'1" x 7'1" (2.16 x 2.18)
Shower cubicle. W.c. wash basin with storage unit below. Radiator.

Outside

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

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.

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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