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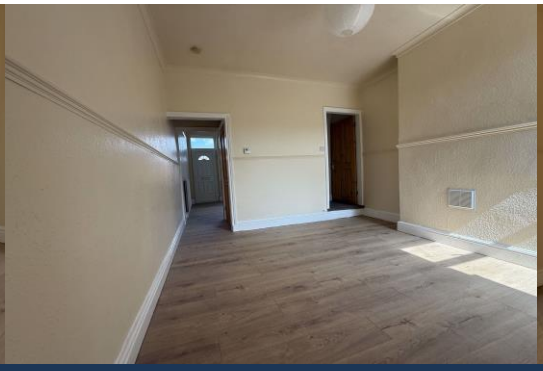
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two bed mid terraced property**
- **Central heated and double glazed**
- **Council Tax band A**
- **Modernised**
- **EPC Band D Rating 65**
- **Ask an advisor to book your viewing**







260 King Street, Stoke-On-Trent

Stoke-On-Trent, ST4 3EN

Monthly Rental Of £695

Description

A fully modernised terraced property situated close to Longton town Centre. This modernised property benefits from Gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. The rear is a large paved yard .

Ground Floor

Dining Room *11' 1" x 10' 10" (3.37m x 3.31m)*
With laminate floor, radiator, Power Point.

Kitchen *10' 5" x 6' 5" (3.17m x 1.95m)*
Modern fitted Kitchen with oak effect wall and base units marble effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, Washer point.

Living Room *11' 1" x 15' 7" (3.39m x 4.75m)*
With laminate floor, radiator, Power Point, built-in cupboard, stairs off

Rear Hall
With PVCU door to rear, wood effect floor.

Bathroom *6' 7" x 6' 4" (2.01m x 1.94m)*
Modern fitted bathroom suite and white with WC, basin set in vanity unit, panel bath with mixer shower over. Part plasticised walls and wood effect floor. Includes radiator and extractor fan.

First Floor

Bedroom 1 *11' 1" x 11' 3" (3.39m x 3.44m)*
With carpeted floor, radiator, Power Point.

Bedroom 2 *11' 3" x 13' 8" (3.42m x 4.17m)*
With carpeted floor, radiator, Power Point

Outside
At the rear is a large yard with pedestrian access.

Viewings
To view this, or any other of our properties, please call **01782 847083.**

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








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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy performance certificate (EPC)

260 King Street STOKE-ON-TRENT ST4 3EN	Energy rating **D**	Valid until:	**23 May 2032**
		Certificate number:	**2341-0050-0255-8752-5244**

Property type	Mid-terrace house
Total floor area	68 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).

Energy rating and score

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

See how to improve this property's energy efficiency.