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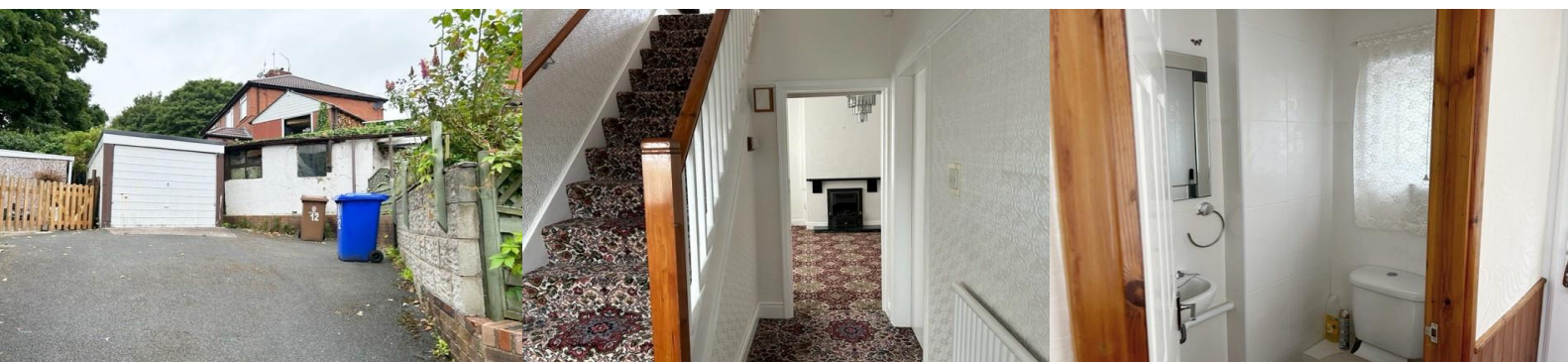
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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Large 3 bed semi in Hartshill
- Ground Floor Cloakroom & Upstairs Bathroom
- Council Tax Band B
- 2 Receptions, Large L-shaped Kitchen
- Gardens, Drive & Garage
- EPC Rating 61, Band D



12 Northcote Avenue, Stoke-On-Trent
Stoke-On-Trent, ST4 7NB

Monthly Rental Of
£895

Description

A large 3 bedroom semi-detached in Hartshill, with gardens, and off-road parking. The property is gas central heated and double glazed, with an entrance hallway, living room, dining room, a large L-shaped kitchen and cloakroom at ground floor level, plus three bedrooms and a family bathroom to the first floor. Outside is a driveway leading to a single detached garage, with gardens to the front and rear.

Ground Floor

Entrance Hallway 6' 4" (max) x 11' 6" (1.93m (max) x 3.50m)

With upvc double glazed entrance door and window to the front elevation, power and telephone points, alarm panel, boiler, thermostat, radiator and carpeted flooring.

Living Room 12' 3" (into bay) x 11' 3" (max) (3.73m (into bay) x 3.43m (max))

With pvcu double glazed bay window to front elevation, feature hearth, aerial power and telephone points, radiator and carpeted flooring.

Dining Room 13' 6" (into bay) x 11' 5" (4.11m (into bay) x 3.48m)

With pvcu double glazed bay window to front elevation, feature hearth, aerial power and telephone points, radiator, carpeted flooring and storage cupboard off.

Kitchen 6' 0" (max) x 18' 6" (1.83m x 5.63m) & 5' 9" x 19' 4" (1.75m x 5.89m)

Large L-shaped kitchen with fitted wall and base units and marble-effect worktops. Appliances include Electric oven with extractor hood, fridge freezer, washing machine, spin dryer and microwave. There is a pvcu double glazed window to the side elevation, power points, part-tiled walls and tiled flooring.

Cloakroom 3' 4" x 4' 10" (1.02m x 1.47m)

With pvcu double glazed window to side elevation, WC, wall-mounted washbasin, and tiled flooring.

First Floor

Landing 6' 3" x 8' 4" (1.90m x 2.54m)

With pvcu double glazed window to side elevation, loft hatch, heating controls and carpeted flooring.

Master Bedroom 12' 10" (into bay) x 10' 0" (3.91m (into bay) x 3.05m)

With pvcu double glazed window to front elevation, integrated wardrobes, shelving, radiator, power points and carpeted flooring.

Bedroom 2 11' 6" x 11' 7" (3.50m x 3.53m)

With pvcu double glazed window to rear elevation, integrated wardrobes, radiator, power points and carpeted flooring.

Bedroom 3 / Box Bedroom 6' 5" x 6' 4" (1.95m x 1.93m)

With pvcu double glazed window to front elevation, shelving, radiator, power points and carpeted flooring.

Family Bathroom 7' 0" x 6' 3" (max) (2.13m x 1.90m (max))

With pvcu double glazed window to rear elevation, low-level W.C, vanity unit with inset washbasin, shower cubicle with electric shower, towel rail, toilet roll holder, mirrored bathroom cabinet, tiled walls and vinyl flooring.

Outside

There is a small split-level garden to the front of the property, with a tarmac driveway to the side leading to a single detached garage. To the rear of the property is a paved garden with shrub borders.



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.

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Energy performance certificate (EPC)

12 Northcote Avenue STOKE-ON-TRENT ST4 7NB	Energy rating	Valid until: 8 September 2034
	D	Certificate number: 6834-1721-6400-0184-1202

Property type Semi-detached house

Total floor area 97 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance