

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Furnished Two Bedroom Terrace**
- **Two Reception Rooms**
- **EPC being renewed, Council Tax band A**
- **Gas Central Heating, double glazed**
- **Large garden at the rear**
- **Please Ask One of Our Advisors For Further Details**



**71 Austin Street, Hanley**  
Stoke-On-Trent, ST1 3HT

**Monthly Rental Of**  
**£650**

## Description

A part furnished two bedroom terraced house with large rear garden, close to the amenities of Hanley city centre. The property is gas central heated and part double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor.

## Ground Floor

### Dining Room *13' 7" x 12' 0" (4.13m x 3.66m) max.*

With single glazed bay window, radiator, power points, telephone point, and laminate floor.

### Living Room *15' 3" x 12' 0" (4.65m x 3.65m) max.*

With pvcu double glazed window, feature hearth, radiator, power points, telephone point, aerial point, and laminate flooring.

### Kitchen *12' 4" x 6' 5" (3.75m x 1.95m) max.*

Fitted kitchen comprising pale wood colour units, marble-effect worktops, sink unit, and appliances including cooker and hob,. Also with pvcu double glazed window, extractor, washer point, cooker point, power points, tiled walls, and tiled flooring.

### Bathroom *9' 10" x 6' 0" (3m x 1.82m) max.*

White suite comprising WC, pedestal washbasin, and panelled bath with shower over and fitted screen. Also with pvcu double glazed window, extractor fan, medicine cabinet, radiator, part-tiled walls, and tiled flooring.

## First Floor

### Front Bedroom *12' 0" x 11' 1" (3.66m x 3.39m) max.*

With pvcu double glazed window, power points, and carpeted flooring.

### Rear Bedroom *15' 9" x 12' 2" (4.8m x 3.7m) max.*

With pvcu double glazed window, double bed and mattress, radiator, power points, and carpeted flooring.

## Outside

Rear garden, with lawn and patio areas, and hedged borders.

## 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.

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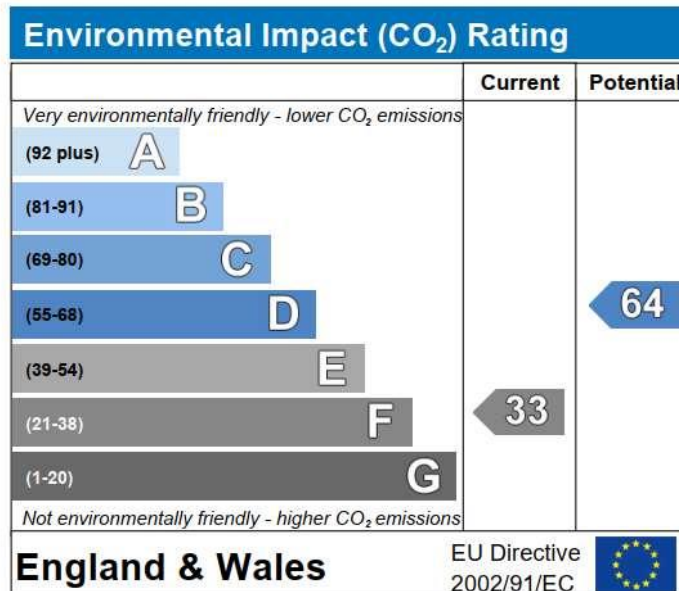
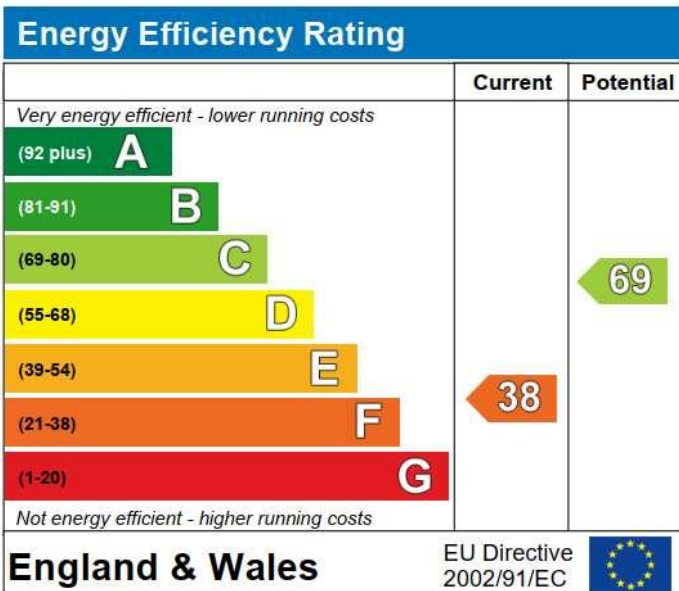
# Energy Performance Certificate



71, Austin Street  
STOKE-ON-TRENT  
ST1 3HT

Dwelling type: Mid-terrace house  
Date of assessment: 06 February 2009  
Date of certificate: 06 February 2009  
Reference number: 8461-6522-5600-1726-4002  
Total floor area: 90 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	506 kWh/m <sup>2</sup> per year	240 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.7 tonnes per year	3.6 tonnes per year
Lighting	£81 per year	£41 per year
Heating	£829 per year	£454 per year
Hot water	£219 per year	£93 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

Certification mark