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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernise two bedroom terrace**
- **Gas central heating and double glazing**
- **First Floor Bathroom**
- **Energy performance Band C Rating 72**
- **Council Tax band A**
- **Ask an advisor to book your viewing**



4 Harcourt Street, Shelton
Stoke On Trent, ST1 4NP

Monthly Rental Of
£695

Description

A modernised two bedroom terraced property situated close to Hanley town Centre. The property Benefits from Gass central heating, double glazing, modern kitchen and bathroom. Accommodation comprises hallway, dining room, living room, kitchen at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a four Court whilst at the rear is an enclosed paved yard.

Ground Floor

Hallway

With comfort floor, radiator, door to front.

Dining Room 7' 1" x 13' 8" (2.17m x 4.17m)

With carpeted floor, radiator, Power points.

Living Room 16' 4" x 11' 7" (4.97m x 3.52m)

With Cope Ted blow, radiator, PowerPoint, stairs off.

Kitchen 11' 6" x 6' 10" (3.50m x 2.09m)

Modern fitted kitchen with white wall and base units would affect surf is over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, PowerPoint, Washer point.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 11' 10" x 13' 3" (3.60m x 4.03m)

With carpeted floor, PowerPoint, radiator.

Bedroom 1 11' 2" x 12' 6" (3.40m x 3.80m)

With carpeted floor, power points and radiators.

Family Bathroom 9' 11" x 6' 4" (3.01m x 1.92m)

Modern fitted bathroom suite in White with WC, pedestal basin, panel bath with mixer shower and screen over. Part lad walls and tile effect Hare. Includes built-in airing cupboard.

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



4, Harcourt Street,
STOKE-ON-TRENT, ST1 4NP

Dwelling type: Mid-terrace house
Date of assessment: 11 April 2009
Date of certificate: 11 April 2009
Reference number: 8107-8596-2020-4096-1413
Total floor area: 72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	56
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	338 kWh/m ² per year	318 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.8 tonnes per year
Lighting	£34 per year	£34 per year
Heating	£588 per year	£557 per year
Hot water	£90 per year	£85 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 make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Certification mark