



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



25 Gladstone Street, Leek, ST13 5EP

£700 Per Calendar Month

Offered for rent is this well presented two bedroom home on Gladstone Street, Leek. Renovated throughout, the property offers a good sized living room, kitchen, utility and bathroom to the ground floor. The first floor accommodation has two bedrooms. Externally, there is an enclosed flagged yard area with access to the rear alleyway and outhouse. The property has been modernised to a high standard throughout and an early viewing is highly recommended.



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Directions

From our Leek office on Derby Street, turn right onto Heywood Street and proceed onto Broad Street. Go straight on through the traffic lights and turn right into Sneyd Street and turn left into Strangeman Street. Gladstone Street will be found on the right hand side where the property will be found on the right hand side, indicated by our To Let board.

Accommodation Comprises:

A Upvc front entrance door leads into

Living Room 10'9" x 12'2" (3.29 x 3.72)



A good sized living room with laminate flooring, Upvc double glazed window to the front aspect, meter cupboard, fireplace including an electric fire and radiator.

Kitchen 10'9" x 8'9" (3.30 x 2.67)



The kitchen has laminate flooring, part tiled walls, base units including a stainless sink and drainer unit with mixer tap, wall mounted cupboards, space for cooker with extractor hood above, Upvc double glazed window to rear aspect.

Utility 12'1" x 5'9" (3.70 x 1.77)



A large utility space with laminate flooring, worktop with base cupboard, wall mounted MAIN combination boiler, Upvc double glazed frosted window to the side aspect and Upvc rear entrance door with glazed pane.

Bathroom 5'10" x 7'6" (1.80 x 2.30)



The bathroom has laminate flooring, radiator, Upvc double glazed frosted window to the side aspect, low level wc, pedestal wash hand basin, bath with folding glass shower screen and electric shower attachment.

Stairs to First Floor

Bedroom One 10'8" x 10'3" (3.26 x 3.14)



Upvc double glazed window to the front aspect and radiator.

Bedroom Two 10'8" x 7'8" (3.26 x 2.36)



With fitted carpet, Upvc double glazed window to the rear aspect, radiator and integrated storage.

Externally

Outside, the property benefits from an enclosed flagged yard area with access to the rear alleyway, outhouse and outside tap.

Viewing

By prior arrangement through Graham Watkins & Co.

Services

We believe all mains services are connected.

Holding Deposit

Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be

retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Deposit

The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Identification

TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

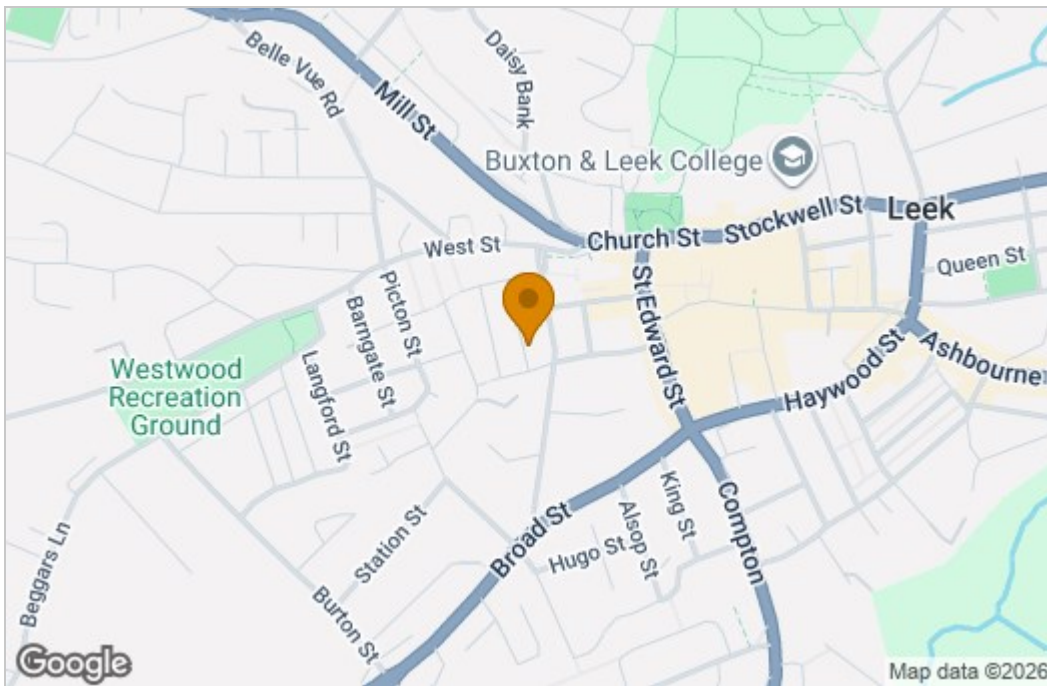
Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

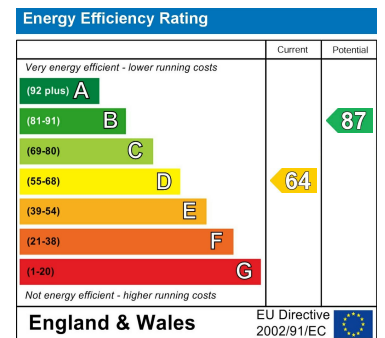
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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