



39 Parker Street
Staffordshire



**BURY &
HILTON**
EST 1968

Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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39 Parker Street

Staffordshire
ST13 6LB

A three bedroom mid-terraced house ideally located for Leek centre

Living space which comprises of two living rooms, separated by a door, galley kitchen with integrated appliances.

Upstairs, off the landing is a large double bedroom to the front of the property and a single bedroom to the rear. There is also a attic room on the third floor.

Rear yard.



PCM £795 PCM



3



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Dining Room 11'1" x 11'5" (3.40 x 3.48)

Radiator. Laminate flooring. Meter cupboards. Built in shelving.

Living Room 12'9" x 11'3" (3.91 x 3.45)

Radiator. Stairs off. Laminate flooring.

Kitchen 15'8" x 5'4" (4.80 x 1.63)

Wall and base units. Stainless steel sink bowl with mixer tap. Integrated fridge, freezer, dishwasher, washer dryer and oven. Hob and extractor unit. Lino floor. Rear door. Wall mounted boiler.

Landing

Stairs off. Radiator. Carpeted.

Bedroom 1 11'5" x 11'2 (3.48m x 3.40m)

Radiator. Carpet.

Bedroom 2 6'11 x 7'7 (2.11m x 2.31m)

Radiator. Carpet

Bathroom

Jacuzzi bath with shower over. W.C. Wash basin. Tiled walls. Radiator.

Bedroom 3/Attic Bedroom

Radiator. Carpet.

Outside

Enclosed rear yard. Paving slabs.

References and Application

Applications to be collected from Bury and Hilton. References will be carried out by HomeLet on behalf of Bury and Hilton..

Right To Rent Checks

Applicants are to provide a copy of their UK passport when applying for the property. Non-UK passport holders must also provide their Right to Rent Share Code.



Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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