



- **Refurbished two bed Terraced property**
- **Gas Central Heated**
- **EPC Awaited**
- **Modern Kitchen and Bathroom**
- **Double Glazed**
- **Ask an adviser for further details**



**16 Lindley Street, Stoke-On-Trent**  
Stoke-On-Trent, ST6 2DW

**Monthly Rental Of**  
**£450**

## Description

Modernised and refurbished two bedroom terraced property close to Festival Park. The property comprises dining room, living room, kitchen, bathroom at ground floor level with two bedrooms to the first floor the property benefits from a brand-new kitchen and a brand-new bathroom, double glazing and gas central heating. To the outside is an enclosed rear yard with pedestrian access and brick built store.

## Ground Floor

### **Dining Room** 10' 5" x 10' 10" (3.18m x 3.30m)

With carpeted floor, radiator, Power Point and aerial point

### **Living Room** 10' 3" x 11' 3" (3.13m x 3.42m)

With carpeted floor, radiator, Power Point, built-in cupboard and stairs off

### **Kitchen** 12' 8" x 4' 11" (3.85m x 1.50m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tile effect vinyl floor. Includes radiator, Power Point, washer point, built-in cooker hob and extractor hood.

### **Bathroom** 7' 3" x 5' 1" (2.20m x 1.54m)

Modern fitted bathroom suite in white with WC, pedestal basin and walk-in shower. Part tiled walls and tile effect vinyl floor. Includes radiator and extractor fan.

## First Floor

### **Bedroom 1** 12' 3" x 10' 6" (3.74m x 3.19m)

With carpeted floor, radiator, Power Point and feature hearth.

### **Bedroom 2** 10' 4" x 12' 0" (3.16m x 3.67m)

With carpeted floor, radiator, Power Point and built-in cupboard.

## Outside

Paved yard with pedestrian access and brick built store

## 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



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Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

## Applications

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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