Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



17 Allen Street, Hartshill, Stoke-On-Trent, ST4 7NP

£750 PCM

- AVAILABLE NOW!
- Newly Refurbished
- Utility Room
- Large Rear Yard
- Popular Location
- Two Bedrooms
- FF Bathroom
- On Street Parking

Refurbished and Available Now!

Here on Allen Street this property offers modernised accommodation briefly comprising a comfortable reception rooms, a newly fitted white kitchen with integrated electric oven & hob, a useful utility room with space for washing machine and gas combi boiler. Upstairs there are two bedrooms with new fitted carpets along with a bathroom with a new white suite.

There is parking available on the street at the front and the rear of the property has a generous enclosed yard with a brick and tile storage shed.

You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.





GROUND FLOOR

SITTING ROOM
10'7 x 9'10 (3.23m x 3.00m)
Grey fitted carpet. New UPVC front door. Radiator. Tiled hearth with electric fire.

KITCHEN
10'4 x 9'11 (3.15m x 3.02m)
White fitted wall and base units, new integrated oven and hob, new grey vinyl flooring, UPVC window, Radiator

UTILITY ROOM
6'11 x 5'11 (2.11m x 1.80m)
Two wall cupboards and a base unit with sink. Worktop. Plumbing for washing machine. Radiator. Tiled splashback. Vinyl flooring. UPVC external door. Gas combi boiler.

FIRST FLOOR

BEDROOM ONE
10'5 x 9'10 (3.18m x 3.00m)
New grey fitted carpet. Radiator. UPVC window.

BEDROOM TWO
9'11 x 6'3 (3.02m x 1.91m)
New grey fitted carpet. Radiator. UPVC window. Useful storage cupboard.

BATHROOM
6'8 x 4'11 (2.03m x 1.50m)
New white suite consisting of a bath with shower over, pedestal wash basin and wc. Radiator. Vinyl flooring. UPVC window. Sliding door.

OUTSIDE
Large enclosed paved rear yard. Brick and tile storage shed.

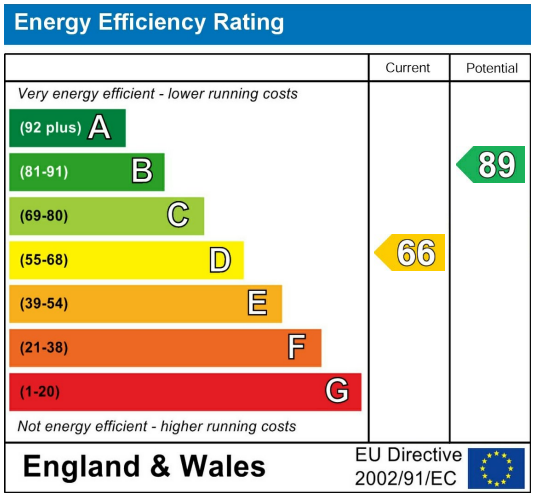


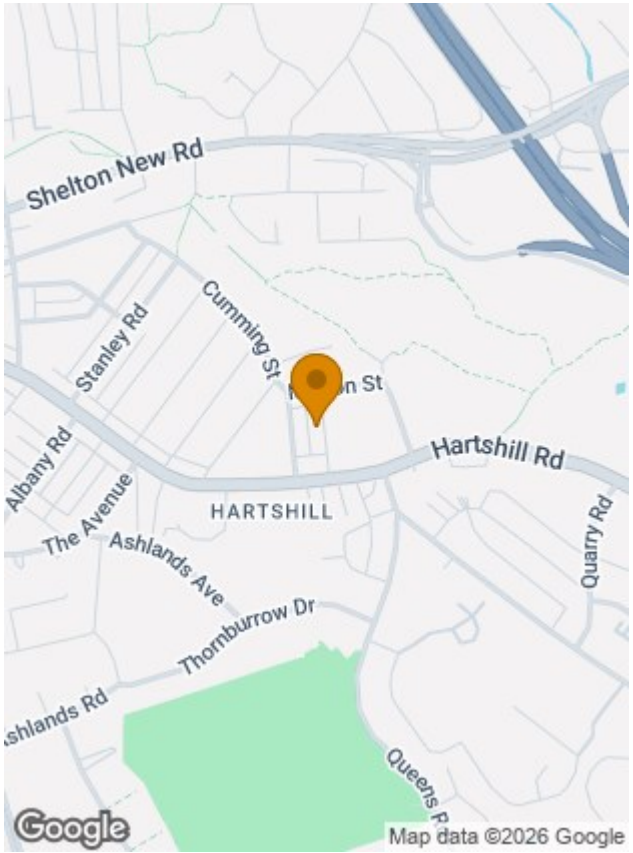





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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
89
England & Wales
EU Directive 2002/91/EC


Shelton New Rd
Cumming St
Stanley Rd
Albany Rd
Hartshill Rd
The Avenue
HARTSHILL
Ashlands Ave
Thornburrow Dr
Quarry Rd
Google
Map data ©2026 Google

CONDITIONS OF LET
* Smoking: No Smoking is permitted in the Property
* Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
* Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:
* One month's rent due on move in
* Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
* Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:
* Payment of £50 if you want to change the tenancy agreement
* Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
* Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
* Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
* Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION
Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

MATERIAL INFORMATION

Rent - £750 pcm

Deposit - £865

Holding Deposit - £173

Council Tax Band - A

Minimum Rental Term – 6 months

PLEASE NOTE
* These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.