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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised two bedroom semi detached property**
- **Gas central heating and double glazing**
- **EPC Band D Rating 67, Council Tax B**
- **Ample off-road parking and rear garden**
- **Within an easy reach of Hanley**
- **Ask an advisor to book you're viewing**



298 Dividy Road, Stoke-On-Trent
Stoke-On-Trent, ST2 9JX

Monthly Rental Of
£795

Description

A large two bedroom semi-detached property situated close to Hanley. The property Benefits from Gas central heating and double glazing throughout. Accommodation comprises hall, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the front frontage is a large gravel driveway suitable for parking three cars. At the rear is a low maintenance gravel and paved rear garden.

Ground Floor

Hall

With tiles floor, PVCU door, stairs off

Living Room 10' 9" x 12' 4" (3.28m x 3.75m)

With laminate floor, radiator, Power Point, aerial point, telephone point, feature hearth, built-in storage cupboard.

Kitchen 8' 5" x 12' 9" (2.57m x 3.88m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes radiator, Power Point, Washer point.

Rear Hall

With tiled floor, PowerPoint, door to rear

Bathroom 7' 10" x 7' 2" (2.40m x 2.19m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen over. Part tiled walls and tiled floor. Includes radiator and extractor fan.

First Floor

Bedroom 1 13' 5" x 12' 4" (4.08m x 3.76m)

With carpeted floor, radiator, Power Point.

Bedroom 2 8' 8" x 12' 4" (2.64m x 3.76m)

With carpeted floor, radiator, Power Point, built-in wardrobe.

Outside

To the frontage is a gravel driveway suitable for parking at least three vehicles. At the rear is a low maintenance paved rear garden.

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

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

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. 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 nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Energy performance certificate (EPC)

298, Dividy Road STOKE-ON-TRENT ST2 9JX	Energy rating D	Valid until:	22 May 2029
		Certificate number:	0654-2827-6351-9021-5815

Property type Semi-detached house

Total floor area 58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)