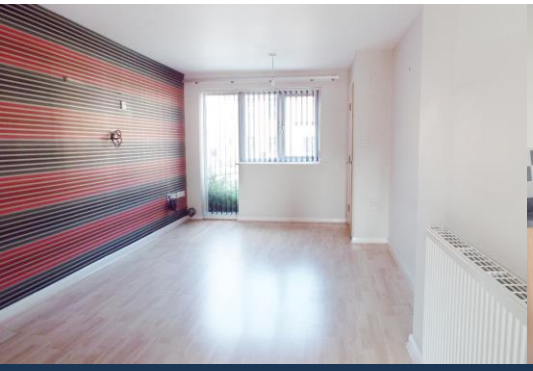
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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Modern Three Storey Four Bedroom End Terrace**
- **Garden and Parking**
- **EPC Band C, Rating 80 Council Tax C**
- **G.C.H., D.G, Bathroom and Ensuite Shower**
- **References and Deposit Required.**
- **Please Ask One of Our Advisors For**







1 Kiln View, Hanley
Stoke-On-Trent, ST1 3GA

Monthly Rental Of £895

Description
A modern three-storey two bedroomend terrace, situated on a modern estate, a short drive from the amenities of Hanley city centre. The property is double glazed, with central heating and living accommodation comprising entrance hallway, W.C., living room and dining kitchen at ground floor level, with two bedrooms and a bathroom to the first floor, and a further two bedrooms, one with ensuite shower, to the second floor. To the front of the property is a small planted border, and to the rear is an enclosed garden with lawn and patio areas. Off-road parking is available a few yards from the property (please note this is not the parking area next to the property, which belongs to someone else).

Ground Floor

Hallway
With radiator, power points, and wood laminate flooring.

Living Room *8' 11" x 19' 5" (2.72m x 5.93m)*
With pvcu double glazed window to front aspect, radiator, power points, aerial point, telephone point, and wood laminate flooring.

Dining Kitchen *9' 0" x 12' 2" (2.75m x 3.72m)*
Fitted kitchen with wood colour units, granite effect worktops, double sink unit, and appliances including washing machine, fridge, freezer, cooker and hob with extractor hood. Also with pvcu double glazed patio doors to rear aspect, inset spot lighting, radiator, power points, part-tiled walls, and tiled flooring.

W.C. *3' 6" x 6' 10" (1.07m x 2.09m)*
With pvcu double glazed window to side aspect, W.C., washbasin, radiator, part-tiled walls, and tiled flooring.

First Floor

Landing
With pvcu double glazed window to side aspect, radiator, power points, and carpeted flooring.

Bedroom 1 *11' 6" x 12' 2" (3.51m x 3.72m)*
With pvcu double glazed window to rear aspect, radiator, power points, aerial point, and carpeted flooring.

Bedroom 2 *6' 4" x 9' 11" (1.94m x 3.02m)*
With pvcu double glazed window to front aspect, radiator, power points, aerial point, and carpeted flooring.

Bathroom *6' 8" x 7' 1" (2.03m x 2.15m)*
White site comprising W.C., pedestal washbasin, and panelled bath with shower over. Also with inset spotlighting, radiator, extractor, part-tiled walls, and tiled flooring.

Second Floor

Landing
With pvcu double glazed window to side aspect, built-in cupboard, and carpeted flooring.

Bedroom 3 *8' 5" x 12' 2" (2.57m x 3.71m)*
With two pvcu double glazed windows to rear aspect, radiator, power points, and carpeted flooring.

Bedroom 4 *8' 11" x 13' 2" (2.72m x 4.02m)*
With two pvcu double glazed patio door to front aspect, built-in cupboard, radiator, power points, aerial point, carpeted flooring, and ensuite shower room off.

Ensuite Shower *5' 8" x 6' 9" (1.72m x 2.06m)*
White suite comprising W.C., pedestal washbasin, and shower cubicle. Also with inset lighting, extractor, radiator, shaver point, part-tiled walls, and tiled flooring.

Outside
To the front of the property is a small planted border, and to the rear is an enclosed garden with lawn and patio areas. Off-road parking is available a few yards from the property (please note this is not the parking area next to the property, which belongs to someone else).








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/ Marketing Period

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 complete the online form**. We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card **(card payments must clear before you move in and can take 5 days).** 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

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.

Hulme Associates Ltd t/a Keates. Registered Office: DPC House, Vernon Road, Stoke-on-Trent, ST4 2QY Company No. 4918162

Energy Performance Certificate

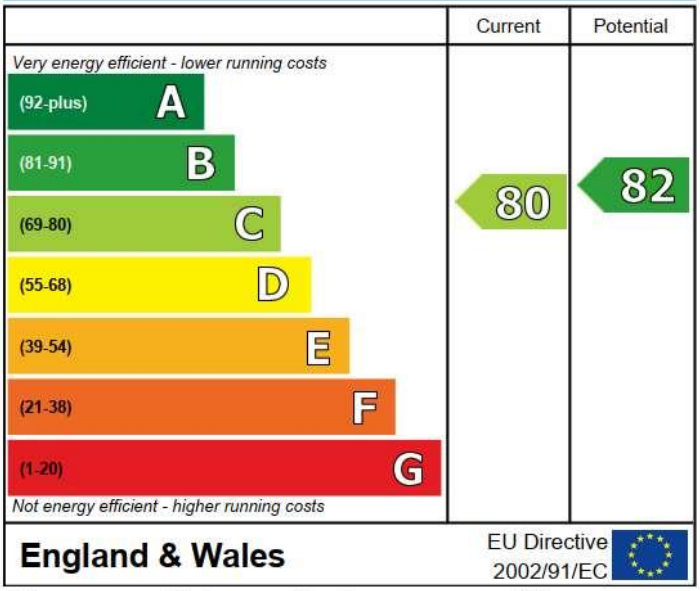
© Crown copyright 2005

1, Kiln View,
STOKE-ON-TRENT,
ST1 3GA

Dwelling type:	End-terrace house
Date of assessment:	19 June 2008
Date of certificate:	31 March 2010
Reference number:	8705-2617-2330-5896-1683
Type of assessment:	SAP, new dwelling
Total floor area:	92 m²

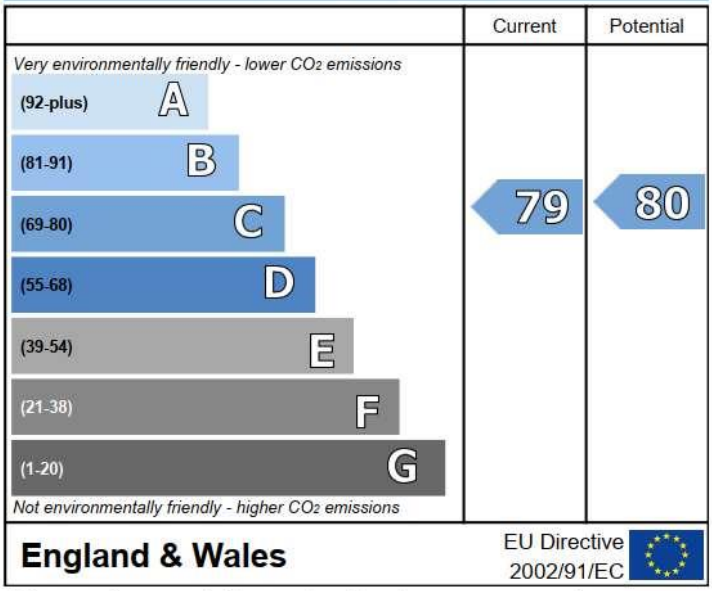
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	140 kWh/m² per year	133 kWh/m² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£82 per year	£47 per year
Heating	£305 per year	£310 per year
Hot water	£101 per year	£101 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended
Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**