

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Refurbished two bed Terraced property
- Gas Central Heated
- EPC Band D, Rating 68 Council Tax A
- 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**  
**£625**

## 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



**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.

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# Energy performance certificate (EPC)

16, Lindley Street STOKE-ON-TRENT ST6 2DW	Energy rating <b>D</b>	Valid until: <b>16 August 2028</b>
		Certificate number: <b>8309-7885-6929-0307-8883</b>

## Property type

Mid-terrace house

## Total floor area

61 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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