



11 Orchard Gardens Staffordshire



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

11 Orchard Gardens

Staffordshire
ST13 8XJ

- * A two bedroomed mid-terrace property with off road parking and garden to rear.
- * The property is located in a quiet cul-de-sac setting on the outskirts of town but in close proximity to shops and good road links.
- * The accommodation comprises: Living Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * Benefitting from gas fired central heating and double glazing.
- * Available immediately.
- * Apply Leek Office to view.



PCM £850 PCM



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Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room 12'10 x 11'10 (3.91m x 3.61m)

Radiator. Gas fire. Laminate flooring. Stairs off.

Kitchen / Diner 12'11 x 8'5 (3.94m x 2.57m)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit above. Plumbing point. Rear door. Wall mounted central heating boiler.

First Floor

Landing Area

Access to:

Bedroom 12'11 x 8'7 (3.94m x 2.62m)

Radiator. Storage cupboard.

Bedroom 11'6 x 7'9 (3.51m x 2.36m)

Radiator.

Bathroom 4'9 x 8'3 (1.45m x 2.51m)

Bath with shower over. W.c. Wash basin. Radiator.

Outside

Driveway to the front providing off street parking. Elevated rear garden area.

Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.



Council Tax

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The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

References

References through HomeLet will be applied for by Bury & Hilton

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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