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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Two bedroom terraced property
- Gas central heating
- EPC Band C rating 70, Council Tax A
- Modern kitchen and bathroom
- Double glazing
- Asking advisor to book your viewing



55 Keary Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4AS

Monthly Rental Of
£695

Description

A modernised two bedroom terraced property situated close to Stoke town Centre. This modernised property benefits from modern Kitchen, bathroom, gas central heating and double glazing. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a forecourt at the rear is an enclosed paved yard with shed and pedestrian access.

Ground Floor

Dining Room 12' 6" x 11' 9" (3.82m x 3.57m)

With carpeted floor, radiator, Power Point, PVCU door to front.

Living Room 13' 0" x 11' 9" (3.97m x 3.57m)

With carpeted floor, radiator, power point, feature hearth with inset fire. Built in cupboard, stairs off.

Kitchen 12' 0" x 7' 0" (3.65m x 2.14m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point. Door to rear.

Bathroom 7' 1" x 6' 4" (2.16m x 1.92m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Plasticised walls and wood effect floor. Includes a radiator and extractor fan.

First Floor

Bedroom 1 12' 7" x 11' 8" (3.84m x 3.56m)

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

Bedroom 2 13' 3" x 11' 11" (4.04m x 3.62m)

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a forecourt. At the rear is an enclosed paved yard with pedestrian access.



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.

Energy performance certificate (EPC)

55, Keary Street STOKE-ON-TRENT ST4 4AS	Energy rating C	Valid until: 24 April 2028
		Certificate number: 8278-7524-3450-4235-6922

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

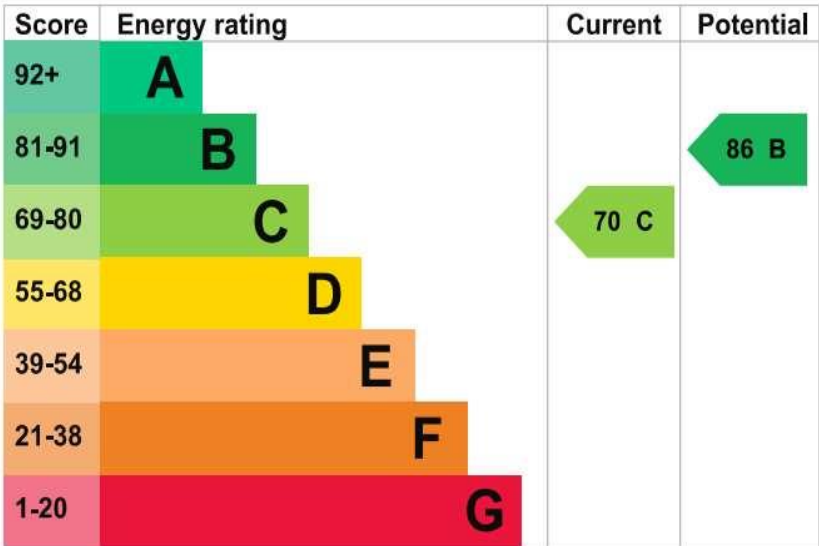
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance