

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Terraced property
- Gas Central Heating, Double Glazing
- EPC Band D, Rating 68. Council Tax Band A
- Close To Hanley
- References and Deposit Required.
- Please Ask One of Our Advisors For Further Details



47 Harcourt Street, Shelton
Stoke-On-Trent, ST1 4NP

Monthly Rental Of
£695

Description

A two bedroom terraced house, situated in Shelton's University Quarter. The property is gas central heated and double glazed, with a yard to the rear. Living accommodation comprises entrance porch, living room, dining kitchen and bathroom at ground floor level, with two bedrooms to the first floor.

This property is let and managed by Keates

Ground Floor

Entrance Porch

With uPVC double glazed door.

Living Room

With uPVC double glazed window, radiator, power points and carpeted flooring.

Dining Kitchen

Fitted kitchen units in white, with wood-effect work surfaces, incorporating single stainless steel sink and drainer unit, integral cooker and hob, radiator, power points, part-tiled walls and carpeted flooring.

Rear Lobby

With fridge freezer, power points and wood-effect vinyl flooring.

Bathroom

Matching bathroom suite comprising W.C., pedestal washbasin and panelled bath with shower screen and electric shower over. Includes uPVC double glazed window, radiator and wood-effect vinyl flooring.

First Floor

Landing

Rear Bedroom

With uPVC double glazed window, radiator, power points and carpeted flooring.

Front Bedroom

With uPVC double glazed window, radiator, power points and carpeted flooring.

Outside

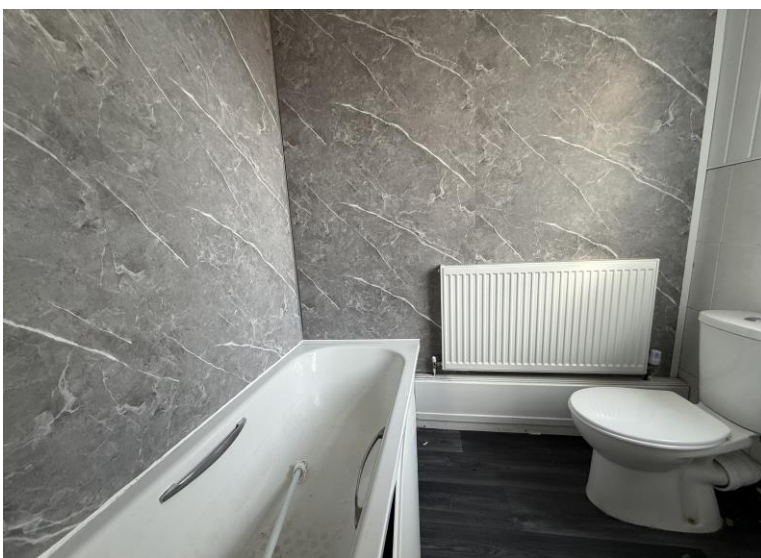
With forecourted front and rear yard.

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)

47 HARCOURT STREET
SHELTON
STOKE-ON-TRENT
ST1 4NP

Energy rating

D

Valid until 10 April 2031

Certificate number

0500-1430-0522-6001-3493

Property type

Mid-terrace house

Total floor area

71 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.](#)