

KEATES

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84 Church Street
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- **Furnished Two Bed Terrace**
- **Gas Central Heating, Double Glazing**
- **Energy Performance Band E, Rating 44**
- **Close To University**
- **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
£500

Description

A fully furnished 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 Hulme.

Ground Floor

Entrance Porch

With uPVC double glazed door.

Living Room

With uPVC double glazed window, armchair, sofa, table, 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. Includes table and four chairs, microwave, washer-dryer, uPVC double glazed window, 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, built-in cupboard, double bed, dressing table, chair, wardrobe, chest of drawers, radiator, power points and carpeted flooring.

Front Bedroom

With uPVC double glazed window, double bed, wardrobe, desk, table, chest of drawers, radiator, power points and carpeted flooring.

Outside

With forecourted front and rear yard.

Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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.

If you proceed to lease the property the lease will be of joint and several liability, with an initial term of the lease will be 9-10 months. After the initial lease you will be given the option to extend the lease for a fixed period. On or before the date you sign a lease a deposit and usually the first months rental needs to be paid and this can be by cash, card or bankers draft. If you wish to pay by cheque we cannot grant the lease until the funds have cleared our account. Deposits may vary dependent on pets, or if your tenancy is a student lease this may depend on the number of tenants. Deposits are usually one month's rental subject to a minimum of £400.00. In the case of student lettings the deposit is based on the number of tenants at a rate of £200.00 per tenant. If you have a pet the deposit may be raised by £150.00 per pet subject to the landlord's approval.



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

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 drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

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. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

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)

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.](#)