



- **Large Two Bed Terraced House**
- **New Kitchen and Bathroom**
- **EPC Band C rating 73 Council Tax A**
- **First Floor Bathroom**
- **Gas Central Heated and Double Glazed**
- **Ask an adviser to book your viewing**



**1 Emery Street, Stoke-On-Trent**  
Stoke-On-Trent, ST6 2JJ

**Monthly Rental Of**  
**£650**

## Description

A large two bedroom terrace property which has been completely modernised and benefits from new kitchen, central heating, double glazing and a first floor bathroom. Accommodation comprises entrance hall, dining room, living room and large kitchen at ground floor level with two bedrooms and a family bathroom to the first floor. To the rear has enclosed paved yard with pedestrian access and brick built store.

## Ground Floor

### Hallway

With carpet floor, radiator, stairs off.

### Dining Room 10' 11" x 11' 3" (3.34m x 3.42m)

With carpeted floor, radiator, Power point.

### Living Room 11' 6" x 13' 2" (3.50m x 4.01m)

With laminate floor, radiator, Power Point.

### Kitchen 8' 3" x 11' 8" (2.51m x 3.56m)

Modern fitted kitchen with green base units granite effect surfaces over. Part tiled walls and laminate floor. Includes integrated cooker and hob, radiator, Power Point, washer point, built-in cupboard.

## First Floor

### Landing

With carpeted floor, built-in cupboard, stairs off.

### Bedroom 1 11' 6" x 14' 4" (3.51m x 4.38m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 8' 10" x 13' 3" (2.68m x 4.05m)

With carpeted floor, radiator, Power Point.

### Bathroom 12' 4" x 8' 3" (3.77m x 2.52m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with mixer shower and screen over. Part plasticised walls and wooden floor. Includes radiator and extractor fan.

## Outside

At the rear is enclosed 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

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 RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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