

KEATES

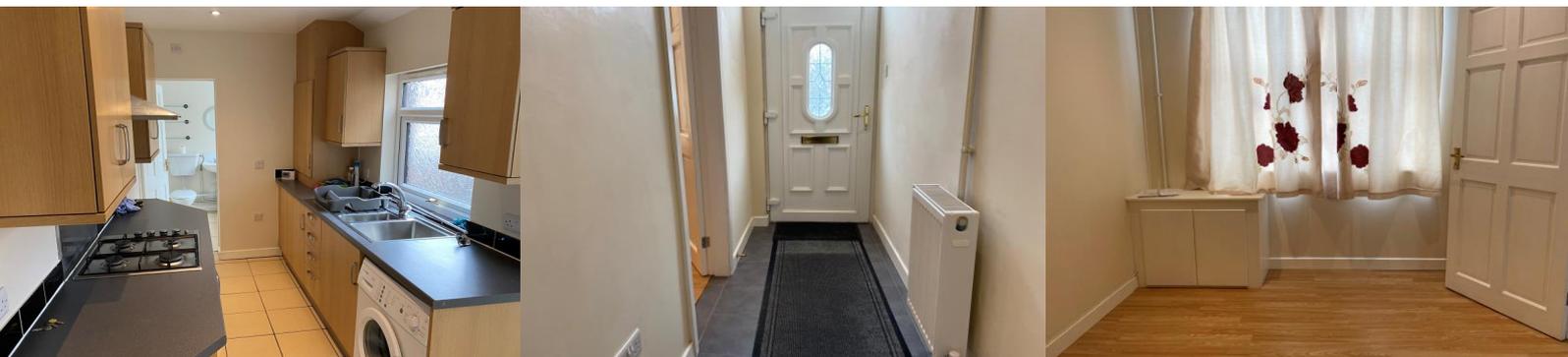
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Terraced House
- Gas Central Heated
- EPC Band C, Rating 70
- Modernised
- Double Glazed
- Ask an adviser to book your viewing



58 Oak Street, Stoke-On-Trent
Stoke-On-Trent, ST1 2NB

Monthly Rental Of
£495

Description

A two bedroom terrace property situated in birches head close to Hanley town centre. This fully Monash property benefits from gas central heating, double glazing modern kitchen and bathroom. Accommodation comprises hallway, dining room, living room, kitchen and bathroom at ground floor level the two bedrooms to the first floor at the rear is enclosed yard with pedestrian access. Garage not included.

Ground Floor

Hallway

With tiled floor, PVCu door to front, radiator and inset spotlighting.

Dining Room *8' 9" x 11' 1" (2.67m x 3.39m)*

With laminate floor, radiator, power points.

Living Room *12' 4" x 12' 0" (3.77m x 3.66m)*

With laminate floor, radiator, Power Point, aerial point and built-in cupboard. Stairs off.

Kitchen *12' 4" x 6' 8" (3.75m x 2.04m)*

Modern fitted kitchen with oak effect wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, washing machine and PVCu door to rear.

Bathroom *7' 2" x 6' 9" (2.19m x 1.95m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower and screen over. Part plasticised walls and fully tiled floor. Includes radiator and extractor fan.

First Floor

Bedroom 1 *11' 9" x 11' 11" (3.57m x 3.63m)*

With laminate floor, radiator, power points.

Bedroom 2 *13' 0" x 12' 0" (3.96m x 3.67m)*

With laminate floor, radiator, power points

Outside

At the rear is a large enclosed yard with paved seating area. Garage not included.

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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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.

sales • lets • surveys • auctions



www.keates.uk.com



Energy performance certificate (EPC)

58, Oak Street
STOKE-ON-TRENT
ST1 2NB

Energy rating

C

Valid until

23 February 2028

Certificate number

2228-1061-7292-3928-6994

Property type

Mid-terrace house

Total floor area

64 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 C. It has the potential to be B.

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