



- **Two Bed Terraced house**
- **Convenient For Staffs Uni**
- **EPC Band D, rating 64 Council Tax A**
- **Gas Central Heated, Gas Central Heating**
- **Fitted Kitchen & Bathroom**
- **Ask an adviser to book your viewing**



**37 Harcourt Street, Shelton**  
Stoke On Trent, ST1 4NP

**Monthly Rental Of**  
**£650**

## Description

This two bedroom house is conveniently located, close to the amenities of Hanley town Centre and within walking distance of Staffordshire University. The property is part furnished throughout and benefits from gas central heating and double glazing. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. forecourted front and an enclosed rear yard.

## Ground Floor

### **Front Reception Room** 14' 1" x 11' 8" (4.29m x 3.56m)

A large reception room which comprises a double glazed bay window, aerial point, power points, telephone points, radiator, carpets, curtains and venetian blinds.

### **Rear Reception Room** 16' x 8' (4.88m x 2.44m)

A large room which comprises carpets, aerial points, power points, radiator, curtains, a feature hearth and electric fire.

### **Kitchen** 10' x 6' 6" (3.05m x 1.98m)

The kitchen comprises white wall and base units with a granite effect work surface, vinyl flooring and part tiled walls, also with power points, a gas cooker point, washer point and blinds. Integrated appliances include a fitted dishwasher, microwave, fridge/freezer and a boiler.

### **Bathroom** 6' 10" x 5' 7" (2.08m x 1.7m)

A white bathroom suite which comprises a pedestal wash basin, WC and a panelled bath with a shower above, also with a radiator, tiled effect vinyl flooring and a dehumidifier fan.

## First Floor

### **Front Bedroom** 10' 4" x 11' 8" (3.15m x 3.56m)

A medium sized front bedroom which comprises aerial points, power points, radiator, carpets and curtains.

### **Rear Bedroom** 13' x 11' 8" (3.96m x 3.56m)

A large rear bedroom with a walk in wardrobe, power points, radiator, carpets and curtains.

## Outside

With an enclosed yard to the rear.

## 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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37, Harcourt Street, STOKE-ON-TRENT, ST1 4NP

Dwelling type: Mid-terrace house  
 Date of assessment: 25 September 2019  
 Date of certificate: 25 September 2019

Reference number: 0355-2835-6419-9721-8405  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 71 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

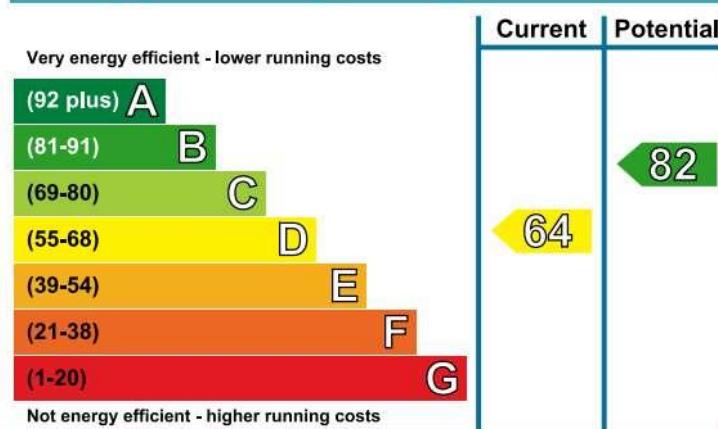
Estimated energy costs of dwelling for 3 years:	£ 2,379
Over 3 years you could save	£ 414

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,947 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 267 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,379</b>	<b>£ 1,965</b>	 <b>You could save £ 414 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 183
2 Floor insulation (suspended floor)	£800 - £1,200	£ 78
3 Heating controls (room thermostat)	£350 - £450	£ 72

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.