



- **Two Bedroom Semi-Detached**
- **Close to University**
- **EPC Band D, Rating 55 Council Tax A**
- **Central heated**
- **Majosity Double Glazed**
- **Please Ask One of Our Advisors For Further Details**



267 Leek Road, Shelton
Stoke-On-Trent, ST4 2BU

Monthly Rental Of
£795

Description

A two bedroom semi-detached with gardens, situated opposite Staffordshire University's Leek Road Campus. The property benefits from double glazing, gas central heating and modern kitchen and bathroom. Living accommodation comprises hallway, living room, dining room and kitchen at ground floor level, with two bedrooms and a bathroom to the first floor. To the front of the property is a walled garden with planted shrubs and steps leading up from pavement level. A surfaced pathway leads alongside the property to the rear garden, which comprises lawn and patio areas, planted conifers, and gated pedestrian access to the rear.

Ground Floor

Entrance Hallway

With entrance door, pvcu double glazed window to side aspect, and stairs off to first floor.

Living Room 16' 10" x 10' 11" (5.13m x 3.33m)

With pvcu double glazed bay window to front aspect, radiator, power points, carpeted flooring, and doors to dining room and kitchen.

Dining Room 11' 8" x 9' 10" (3.56m x 3m)

With pvcu double glazed window to rear aspect, radiator, power points, aerial point, and carpeted flooring.

Kitchen 9' 8" x 4' 6" (2.95m x 1.37m)

Fitted kitchen with white wall and base units, granite effect worktops, sink and drainer unit. Also with single glazed window to side aspect, power points.

Rear Porch

With under-stairs storage, and rear entrance door.

First Floor

Landing

With pvcu double glazed window to side aspect, carpeted flooring, and stairs off to ground floor.

Bedroom 1 12' 1" x 10' 11" (3.68m x 3.33m)

With pvcu double glazed windows to front, radiator, power points, and carpeted flooring.

Bedroom 2 13' 0" x 7' 11" (3.96m x 2.41m)

With pvcu double glazed window to rear aspect, radiator, and carpeted flooring.

Bathroom

Fitted bathroom suite in white comprising W.C, pedestal washbasin, and panelled bath with shower over.

Outside

To the front of the property is a walled garden with planted shrubs and steps leading up from pavement level. A surfaced pathway leads alongside the property to the rear garden, which comprises lawn and patio areas, planted conifers, and gated pedestrian access to the rear.

Furniture

Furniture can be removed and let unfurnished by request.



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.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Energy performance certificate (EPC)

267, Leek Road STOKE-ON-TRENT ST4 2BU	Energy rating D	Valid until: 3 May 2028	 0435-2874-7456-9308-6535
		Certificate number:	

Property type Semi-detached house

Total floor area 73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is D. It has the potential to be C.

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