



Rosebank Cottage, 1 Rosebank Street Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Rosebank Cottage, 1 Rosebank Street

Leek
Staffordshire
ST13 6AG

- * This delightfully situated mid-terrace cottage has been upgraded and modernised to an exceptional standard by the current landlord and offers a wealth of original charm and features with modern day living.
- * The property occupies a superb elevated position of just five properties and also benefits from gas fired central heating and newly installed Upvc double glazing.
- * A range of amenities are just a short walk from the property with the town centre just around the corner, bars & cafes and Brough Park a stones throw away.
- * The immaculately presented accommodation briefly comprises: extended Living Room, Dining Room & newly fitted Kitchen to the ground floor. Landing Area, Two Bedrooms and a superb Shower Room that the vendor has installed.
- * Externally the property has a beautifully maintained and very well stocked front garden area with sitting area, to the rear is a communal courtyard laid to stone flagging and gravel, outside storage and garden shed.



Per Calendar Month £900 Per Calendar Month



2



1



2



D



Staffordshire - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room 14'4" x 17'1" (4.39 x 5.22)

Exposed beams. Electric fire. Stairs off. Radiator.

Dining Room 8'9" x 11'1" (2.69 x 3.38)

Radiator. Access to:

Kitchen 6'11" x 11'2" (2.11 x 3.41)

Wall and base units.

Landing Area

Loft access.

Bedroom 11'5" x 10'3" (3.50 x 3.14)

Radiator. Fitted wardrobes and storage units. Storage cupboard off.

Bedroom 6'11" x 8'8" (2.11m x 2.64m)

Radiator.

Shower Room

Walk-in shower cubicle. W.c. Wash basin with storage unit. Wall mounted cabinet. Towel radiator.

Outside

Externally the property has a beautifully maintained and very well stocked front garden area with sitting area, to the rear is a communal courtyard laid to stone flagging and gravel, outside storage and garden shed.

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

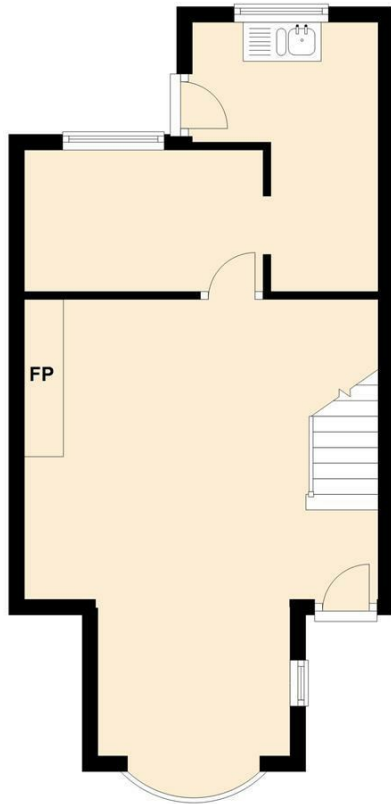
Council Tax

Council Tax

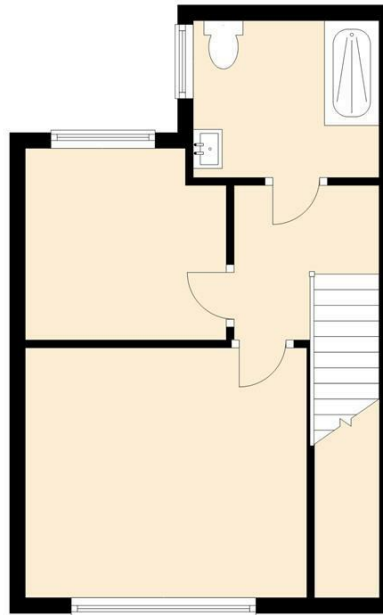
The tenant is responsible for payment of the Council Tax. Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Ground Floor



First Floor



Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

References

References through HomeLet will be applied for by The Agent.

Viewing

Strictly by appointment only through the letting agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811