



17 Ball Haye Green
Leek



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

17 Ball Hays Green

Leek

Staffordshire, ST13 6BA



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acre(s)

* A good sized and well presented two bedroom mid-terrace property situated just on the outskirts of the town centre and convenient for shops, schools and amenities.

* The property benefits from double glazing and gas fired central heating.

£650 Per Calendar Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Entranceporch

Tiled floor. Radiator. Access to:

Livingroom

Gas fire. Radiator. Laminate flooring.

Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Radiator. Extractor unit. Laminate flooring.

Utilityroom

Plumbing point. Rear door.

Showerroom

Corner shower cubicle. W.c. Wash basin. Heated towel rail.

Bedroom

Radiator.

Bedroom.

Radiator.

Outside

Forecourted and rear good sized rear garden area.

Viewing

By prior appointment through the Agents.

References

References through HomeLet will be applied for by The Agent.

Application

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



Proof of ID

In order to comply with Right to Rent Regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

Council Tax Band

The tenant will be required to pay the council tax to the local authority SMDC. We understand the property is currently within Council Tax Band A.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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