



79 Westwood Park Drive  
Leek



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

## 79 Westwood Park Drive

Leek  
Staffordshire  
ST13 8NW

- \* This delightfully situated two bedroom detached bungalow occupies a generous sized plot and is located in a highly sought after and well established residential area on higher Westwood.
- \* The property offers immaculately presented accommodation throughout that benefits from double glazing and gas fired central and briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Two Double Bedrooms and a superb Bathroom.
- \* The property occupies a generous sized plot and externally to the frontage is a tarmac driveway providing ample parking and access to the integral garage, with electric remote control door, power and light.
- \* Low maintenance gardens to rear which is paved and gravelled.
- \* Available immediately.
- \* Apply Leek office to view.



Per Calendar Month £1,500 Per Calendar Month



2



1



2



Staffordshire - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Entrance Hall

Radiator. Storage cupboard. Covings. Loft access.

## Living Room

Radiator. Gas fire. Covings. Wall light point x 2. Double doors to:

## Dining Room

Radiator. Covings. Access to:

## Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Electric hob and extractor unit. Electric oven and grill. Radiator. Tiled floor. Covings. Plumbing point. Rear door.

## Utility Room

Work-tops. Wall mounted boiler. Tiled floor. Plumbing point.

## Bedroom

Radiator. Fitted wardrobes and bed surround. Covings. Wall light point.

## Bedroom

Radiator. Fitted wardrobes. Storage units. Covings.

## Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Double shower cubicle. Heated towel rail. Airing cupboard. Tiled walls.

## Outside

The property occupies a generous sized plot and externally to the frontage is a tarmac driveway providing ample parking and access to the integral garage, with electric remote control door, power and light. Low maintenance gardens to rear which is paved and gravelled.

## 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.

### 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.

### 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.

### References

References through HomeLet will be applied for by Bury & Hilton

### 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