



30 Hazelhurst Street, Stoke-On-Trent, ST1 3HF

£850 Per Calendar Month

- Mid Terraced House
- Unfurnished
- Pets Considered
- Managed by Hammond Chartered Surveyors
- Two Bedrooms
- On Street Parking
- Utility Bills are Not Included

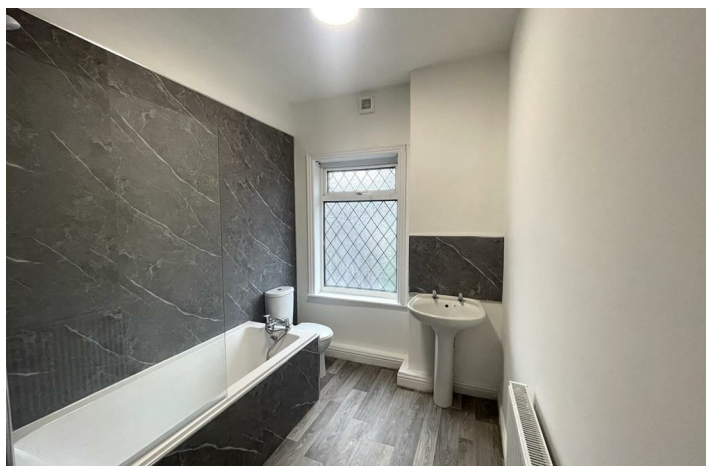
30 Hazelhurst Street, Stoke-On-Trent ST1 3HF

****NEWLY DECORATED**NEW CARPETS**** Two bedroom Terraced home, located within walking distance of Hanley City Centre, providing easy access to shops, schools and amenities. Easy access to the main road networks.

The accommodation comprises; two reception rooms, kitchen, bathroom and two double bedrooms. The property is offered unfurnished and is Managed by Hammond Chartered Surveyors.



Council Tax Band: A



Style: Two Bedroom Terraced House

Status: To Let

Availability: Now

Rent: £850.00 per calendar month, monthly in advance by standing order

Holding Deposit: £196.00

Deposit: £980.00 to be lodged with the Deposit Protection Service

Other Costs: The tenant will be responsible for all normal utilities charges and Council Tax charges

Furnishings: Unfurnished

EPC Rating: D

Council Tax Band: Band A

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.

ENTRANCE PORCH

Upvc doors to front.

FRONT RECEPTION ROOM

3.52m x 3.62m (11'6" x 11'10")

Window to front, carpeted, radiator.

REAR RECEPTION ROOM

3.50m x 3.83m (11'5" x 12'6")

Window to rear, carpeted, radiator, understair store.

KITCHEN

3.38m x 2.09m (11'1" x 6'10")

Window to side, tiled floor, modern kitchen comprising of a range of wall, base and drawer storage units, stainless steel sink and drainer.

BEDROOM ONE

3.51m x 3.62m (11'6" x 11'10")

Window to front, carpeted, radiator.

BEDROOM TWO

3.86m x 2.50m (12'7" x 8'2")

Window to rear, carpeted, radiator.

BATHROOM

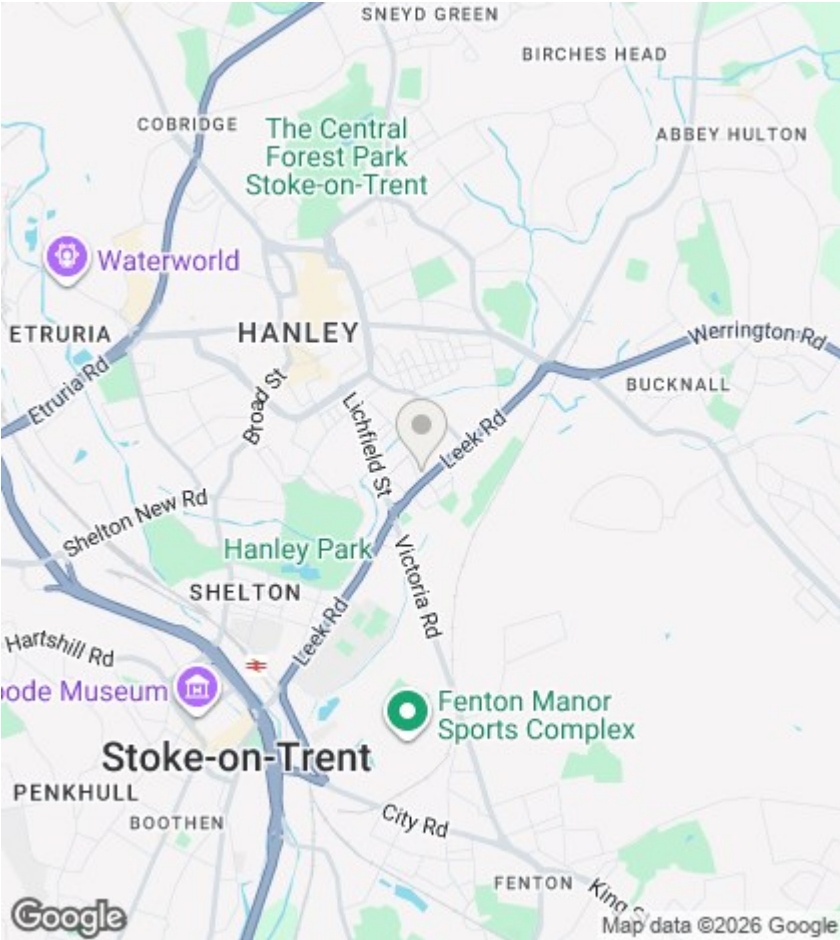
2.08m x 3.14m (6'9" x 10'3")

Window to rear, vinyl flooring, radiator, storage

cupboard. Fitted with a white suite comprising bath with Triton shower over, w.c, wash hand basin.

EXTERIOR

To the rear of the property is an enclosed yard with a pedestrian access gate.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	