



Ivy Cottage Ashbourne Road Leek



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

Ivy Cottage Ashbourne Road

Leek
Staffordshire
ST13 7NU

- * A delightfully situated two bedroom detached cottage backing onto open fields and conveniently positioned for travelling into the popular market town of Leek.
- * The property benefits from oil fired central heating and briefly comprises: Entrance Porch, Dining Room, Kitchen, Rear Hall, W.c and Living Room to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * Driveway to the side providing off street parking and a garden area laid mainly to lawn and display borders.
- * Available immediately.
- * Apply Leek office for further details.



Per Month £895 Per Month



2



1



2



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Dining Room 9'11 x 9'4 (3.02m x 2.84m)

Radiator. Tiled floor.

Kitchen 11'2 x 9'8 (3.40m x 2.95m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Tiled floor. Radiator.

Rear Hall

Stairs off. Radiator. Tiled floor.

W.c

W.c. Tiled floor. Wash basin. Radiator. Understairs storage.

Living Room 11'5 x 14'8 (3.48m x 4.47m)

Open fire. Radiator. Tiled floor.

First Floor

Landing Area

Radiator. Loft access.

Bedroom 14'8 x 10'3 (4.47m x 3.12m)

Radiator.

Bedroom 14'8 x 9'5 (4.47m x 2.87m)

Radiator.

Bathroom 9'4 x 6'1 (2.84m x 1.85m)

Bath with feeder shower. W.c. Wash basin. Shower cubicle. Radiator. Airing cupboard.

Outside

Driveway to the side providing off street parking and a garden area laid mainly to lawn and display borders.

Application

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



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.

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.

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

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Bagshaws

Ashbourne 01335 342201

Bakewell 01629 812777

Uttoxeter 01889 562811

Bury & Hilton

Leek 01538 383344