



- Pre Let Investment £4940 per annum
- Gas Central Heated
- EPC Band D, Rating 59
- Two bedroomed terrace
- Double Glazed
- Ask an Adviser for further details



41 Denbigh Street, Stoke-On-Trent
Stoke-On-Trent, ST1 5JA

**Offers in Excess of
£47,500**

Description

Pre-Let Investment producing & £4940 per annum. This two bedroom terraced property with gas central heating and double glazing . Comprising of through living room, kitchen, bathroom and ground floor level with two bedrooms to the first floor. To the rear is an enclosed yard with pedestrian access.

Ground Floor

Living Room 25' 8" x 11' 4" (7.82m x 3.46m)

With carpeted floor, two radiators, Power Points, aerial point, feature hearth with inset fire. Pvcu windows to front and rear. Stairs off.

Kitchen 11' 4" x 6' 0" (3.46m x 1.82m)

Fitted kitchen with pale wood wall and base units, granite effect surfaces over. Tile effect vinyl floor and part tiled walls. Includes radiator, PowerPoint, cooker point, washer point. Door to rear.

Bathroom 7' 3" x 6' 0" (2.22m x 1.82m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath. Part tiled walls and vinyl tile affect flooring. Includes radiator

First Floor

Front Bedroom 10' 0" x 11' 4" (3.05m x 3.46m)

With carpeted floor, radiator, PowerPoint

Rear Bedroom 11' 10" x 11' 4" (3.60m x 3.46m)

With carpeted floor, radiator, PowerPoint, built-in cupboard

Outside

To the rear is an enclosed yard that is paved with pedestrian access.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

SALES | AUCTIONS | LETTINGS | SURVEYS
www.keateshulme.co.uk

'Your Property in Safe Hands'



Hulme Associates Ltd t/a Keates Hulme
 Registered Office: DPC House, Vernon Road, Stoke on Trent, Staffordshire, ST4 2QY Company No. 4918162



Our Services

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.



Keates Hulme



www.keateshulme.co.uk



@KeatesHulme

Energy Performance Certificate

41, Denbigh Street, STOKE-ON-TRENT, ST1 5JA

Dwelling type: Mid-terrace house
Date of assessment: 21 August 2013
Date of certificate: 21 August 2013

Reference number: 8727-7928-1160-5219-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

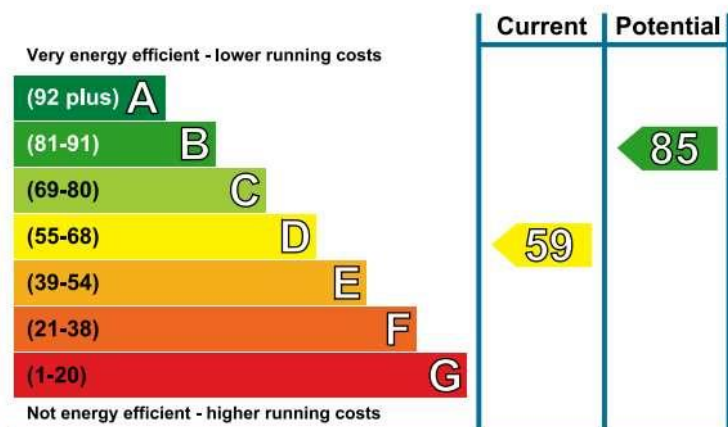
Estimated energy costs of dwelling for 3 years:	£ 2,394
Over 3 years you could save	£ 831

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,752 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 501 over 3 years	£ 216 over 3 years	
Totals	£ 2,394	£ 1,563	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.




The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 87	
2 Internal or external wall insulation	£4,000 - £14,000	£ 219	
3 Floor Insulation	£800 - £1,200	£ 99	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



**Mortgage
Advice Bureau**

Doing what's right for you

Search 1,000s of mortgages...



- ✓ Moving home
- ✓ First time buyers
- ✓ Remortgage
- ✓ Buy to let
- ✓ Overseas purchase

by spending 15 minutes talking to 1 adviser

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Call: 01782 847083 option 1
Visit us: 69 The Strand, Longton
Stoke On Trent, ST3 2NS
Online: www.mortgageadvicebureau.com/stoke

Over 700 high street offices nationwide

MAB 5072