



36 Langford Street, Leek, ST13 8AY

£825 Per month

Two bedroom mid-terrace home situated in Leek, offering spacious accommodation throughout including a comfortable living room, generous kitchen/diner, conservatory, two well-proportioned bedrooms and a bathroom with both a bath and separate shower cubicle. Externally the property benefits from useful outside storage in a small yard. Conveniently located close to Leek town centre, local amenities and commuter links.

CALL US TO ARRANGE A VIEWING BETWEEN 9AM - 9PM 7 DAYS A WEEK!

Denise White Agent Comments

We are delighted to offer this well-presented two bedroom furnished mid terrace home, ideally situated within easy reach of Leek town centre and its excellent range of amenities.

The accommodation offers generous living space throughout, comprising an entrance hall, comfortable living room, spacious kitchen/diner and a bright conservatory. To the first floor are two well-proportioned bedrooms, whilst the bathroom is located on a split level and benefits from both a bath and separate shower cubicle.

The property is an ideal choice for individuals, couples, small families or those relocating to the area who are seeking a comfortable home in a convenient location. Externally, the property benefits from an enclosed rear yard and useful outside storage.

Located in the market town of Leek, residents can enjoy a wealth of independent shops, cafés, restaurants, traditional markets and local attractions. The wider surrounding area offers easy access to beautiful countryside whilst still providing convenient transport links to neighbouring towns and employment centres.

This attractive home combines character, practicality and a convenient location, making it an excellent rental opportunity.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers,

delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall

Wood laminate flooring, UPVC front door, internal door to lounge.

Living Room

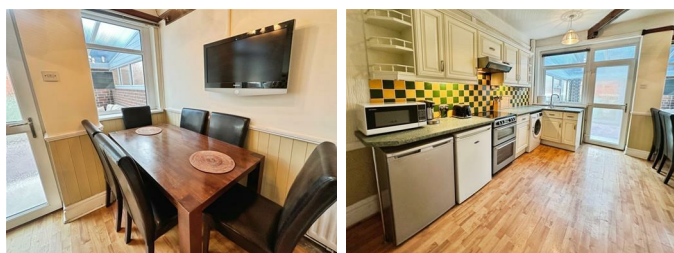
13'9" x 15'2" (4.20 x 4.63)



Wood laminate flooring, neutral décor, white woodwork, gas central heating radiator, wall and ceiling lights. UPVC double glazed window with vertical blinds, feature fireplace with cream hearth and back and white surround, television, meter cupboard, two-seater sofa, three-seater sofa, sideboard.

Kitchen

13'8" x 18'11" (4.17 x 5.78)



Wood laminate flooring, two-tone neutral décor with dado rail, wooden ceiling beam, decorative tiled splashback, gas central heating radiators, understairs storage cupboard, additional storage cupboard. Dining table with six chairs, television, UPVC double glazed windows, UPVC rear door, stainless steel sink with mixer tap, range of wall and base units, laminate worktops, integrated cooker hood, freestanding gas cooker with hob, freestanding washing machine, under-counter fridge, under-counter freezer, pendant ceiling lights.

Conservatory

12'6" x 10'7" (3.83 x 3.23)



Grey wood laminate flooring, partially painted brick walls, UPVC double glazed windows, sliding patio door, polycarbonate roof, television, two two-seater sofas, side table.

Stairs & Landing

Newly fitted carpet to stairs, brown woodwork, ceiling lights, access to both bedrooms and bathroom.

Bedroom One

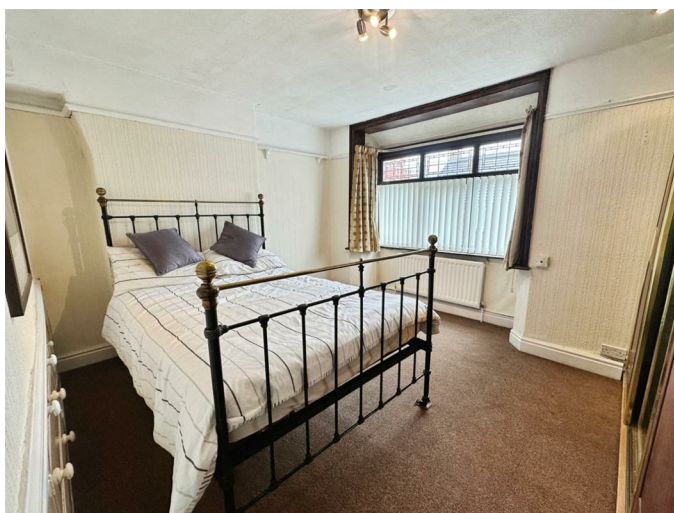
13'11" x 11'0" (4.26 x 3.37)



Wood laminate flooring, neutral décor, UPVC double glazed window, gas central heating radiator, bed with mattress, freestanding wardrobe, chest of drawers, white storage unit, bedside table, wooden chair, television.

Bedroom Two

11'8" x 11'11" (3.57 x 3.65)



Newly fitted brown carpet, cream walls, white woodwork, UPVC double glazed bay window with vertical blinds, fitted triple wardrobe with sliding doors, double bed with mattress.

Bathroom

8'0" x 10'3" (2.45 x 3.13)



Partially tiled bathroom with wood slat ceiling, roof window, bath, separate shower cubicle, pedestal wash hand basin, WC and gas central heating radiator.

Outside



Front - Small courtyard, low brick wall, metal railings, metal gate.

Rear - Enclosed paved yard, brick boundary walls, wooden gate to rear alley, outhouse with UPVC door providing storage.

Holding Deposit

A holding deposit equivalent to one week's rent (£190) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£950) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Agent Notes

Services: Mains gas, electric and water |
Council Tax: Staffordshire Moorlands | Band: A |
EPC Rating: TBC

The property is currently furnished, although the landlord may be willing to discuss the removal of items subject to agreement.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

We Won!!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

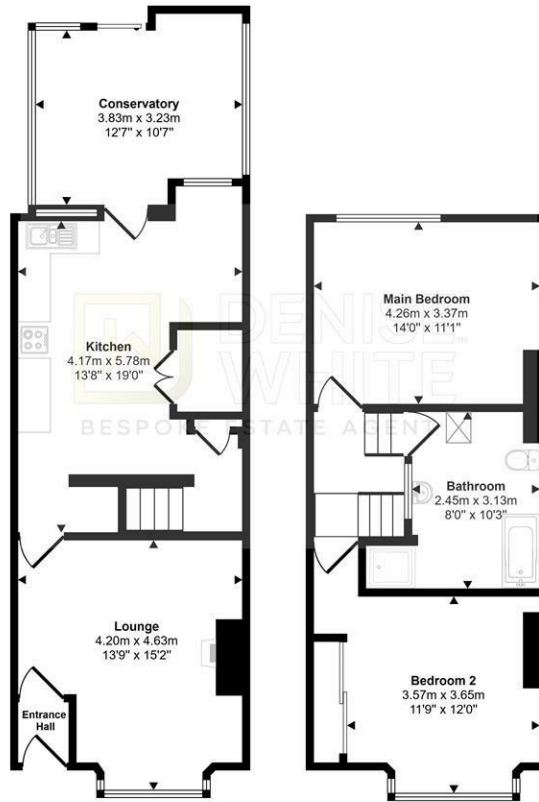
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being

listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Floor Plan

Approx Gross Internal Area
100 sq m / 1076 sq ft

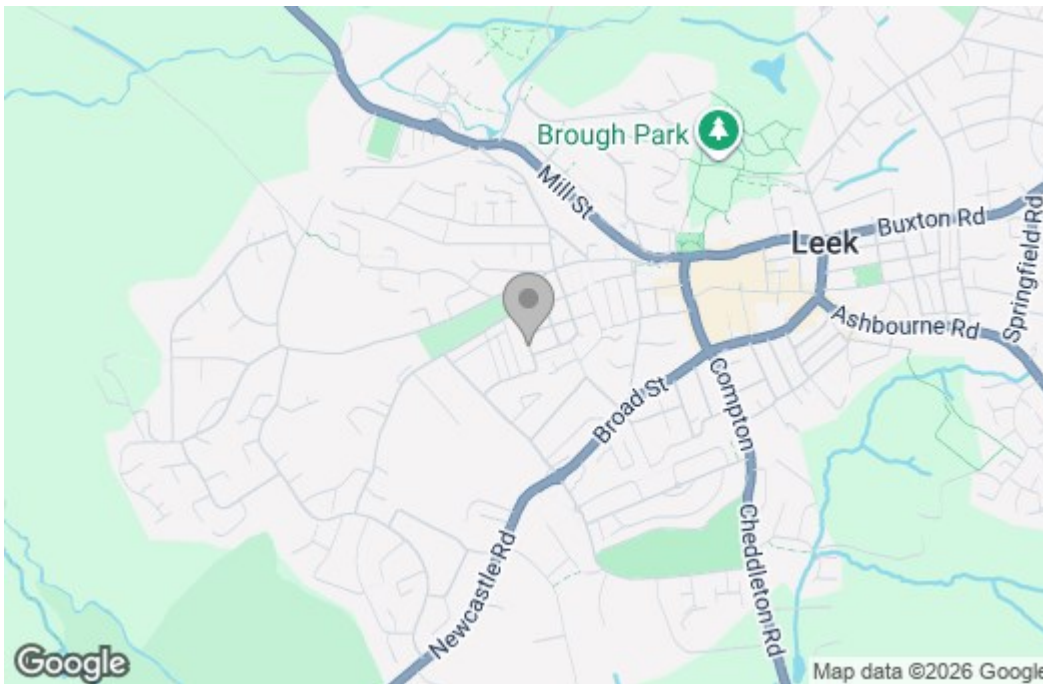


Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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