



## 28 Ball Haye Road, Leek, ST13 6AF

**£825 Per month**

Characterful end-terrace property located in the heart of Leek, offering well-presented accommodation over three floors including a living room with wood-burning stove, spacious kitchen/diner, double bedroom, versatile attic room and modern bathroom. Benefiting from gardens to both the front and rear, this charming home is ideally situated within easy reach of the town centre, local amenities and commuter links.

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

## Denise White Agent Comments



This charming cottage-style end-terrace property enjoys a convenient position within the popular market town of Leek and offers well-presented accommodation arranged over three floors, together with front and rear gardens.

The accommodation briefly comprises a welcoming living room featuring a bay window and wood-burning stove, along with a spacious kitchen/diner fitted with shaker-style units and providing direct access to the rear garden. To the first floor is a double bedroom with built-in storage and a modern family bathroom, whilst a useful attic room is situated on the second floor and is accessed via space-saving stairs from the landing.

Externally, the property benefits from an attractive frontage with established planting, whilst to the rear there is an enclosed garden incorporating a patio area and a further garden space with mature trees.

Situated within easy reach of Leek town centre, the property enjoys access to a wide range of local amenities, independent shops, cafés and traditional markets, whilst the surrounding Staffordshire Moorlands countryside provides excellent opportunities for walking and outdoor pursuits.

This attractive home would be ideally suited to those seeking a characterful property with flexible living accommodation in a convenient town location.

## Location

Situated within the popular market town of Leek, often referred to as the 'Queen of the Staffordshire Moorlands', the property enjoys easy access to a wide range of local amenities, independent shops, cafés, restaurants and traditional markets.

Leek is renowned for its rich heritage, vibrant town centre and strong sense of community, whilst also providing excellent access to the surrounding Staffordshire Moorlands countryside. Nearby attractions include The Roaches, Rudyard Lake and Tittesworth Water, offering a wealth of opportunities for walking, cycling and outdoor pursuits.

The town benefits from a variety of supermarkets, schools, healthcare facilities and leisure amenities, making it an ideal location for those seeking a balance between town convenience and countryside living.

## Living Room

12'4" x 13'9" (3.78 x 4.2)



A charming and welcoming reception room featuring attractive wood-effect laminate flooring, neutral décor, a bay window allowing for plenty of natural light, and a feature fireplace housing a wood-burning stove creating a cosy focal point.

## Kitchen/Diner

kitchen 9'4" x 7'8" \ diner 9'4" x 10'11" (kitchen 2.85 x 2.36 \ diner 2.87 x 3.33)



Fitted with a range of cream shaker-style wall and base units complemented by wood-effect worktops and matching splashbacks. The kitchen benefits from an integrated electric oven, hob and cooker hood with glass splashback, a stainless steel one-and-a-half bowl sink with drainer, and space for both a washing machine and American-style fridge freezer. The dining area provides space for a small table and chairs, together with a useful breakfast bar from the worktop. Additional storage is available via the understairs cupboard, while patio doors provide access to the rear garden. A staircase rises from the dining area to the first floor.

## Stairs & Landing

Carpeted staircase leading to the first floor landing, providing access to the main bedroom and bathroom. A further door from the landing leads to space-saving stairs which provide access to the second-floor attic bedroom.

## Bedroom One

12'6" x 9'11" (3.82 x 3.04)



A double bedroom featuring neutral décor with a feature wallpapered wall, brown carpet flooring and oak internal doors. The room benefits from built-in wardrobes to the alcoves, additional storage cupboards, a radiator and a window allowing for natural light.

## Bathroom

5'10" x 8'9" (1.78 x 2.68)



Fitted with a modern white suite comprising a panelled bath with mixer tap and shower over, complete with shower rail and curtain. The room also benefits from a wash hand basin set upon a wood-effect vanity unit, low-level WC, neutral tile-effect flooring and shower panelling surrounding the bath area.

## Bedroom Two (Attic Room)

7'11" x 9'5" (2.43 x 2.88)



Accessed via space-saving stairs from the first-floor landing, this useful room features brown carpet flooring, neutral décor, a radiator and a window providing natural light. The room offers versatile accommodation and would be suitable for use as a single bedroom, home office or hobby space.

## Outside



The property has a stone wall frontage with a wooden gate opening onto a pathway and steps leading up to the front door. To the side of the steps is a planted border containing a variety of established shrubs, flowers and bushes.

To the rear of the property is an enclosed garden comprising a paved patio area, which also houses the air source heat pump. A wooden picket fence and gate lead through to a further garden area featuring established trees, with boundaries formed by a brick wall to one side and timber fencing to the other.

## 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: Electric, Water. Heating is via Air Source Heat Pump.

Council Tax: Staffordshire Moorlands | Band: A | EPC Rating: D

## 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!

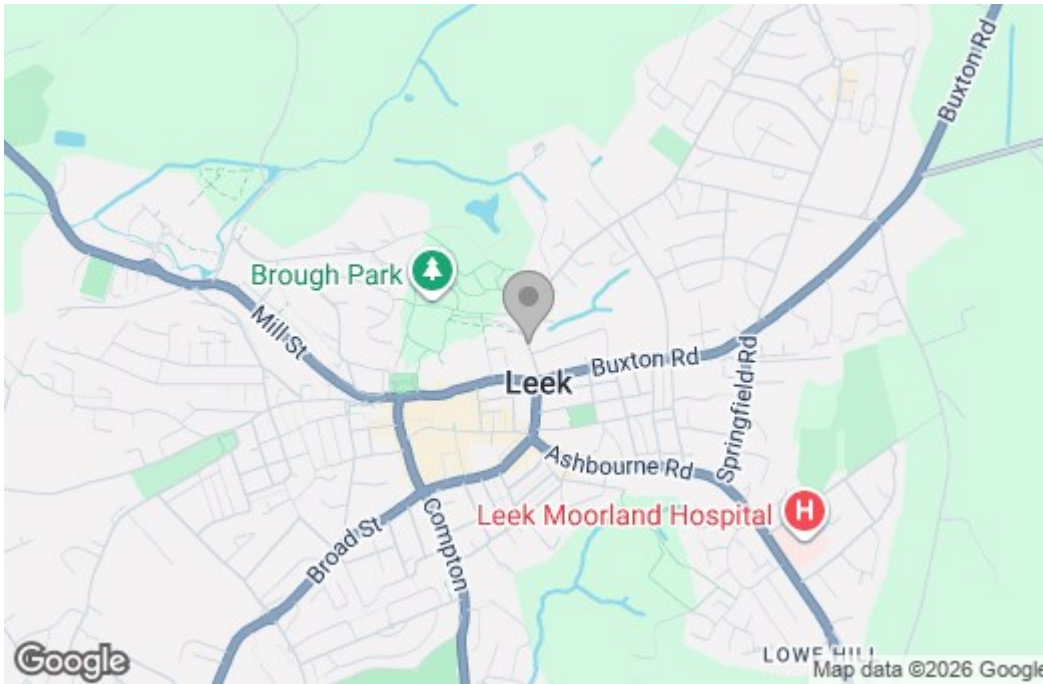
# Floor Plan

Approx Gross Internal Area  
70 sq m / 750 sq ft

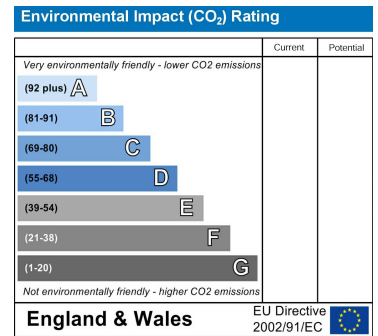
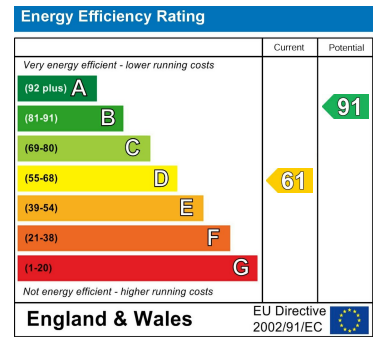


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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