



Station Square, Stanningley Pudsey LS28 5GN

welcome to

Station Square, Stanningley Pudsey

A well-presented two bedroom first floor flat in Station Square, offered with no onward chain, allocated parking, and access to communal gardens. Featuring a modern kitchen diner with integrated units and two double bedrooms, the property is ideally located within walking distance of Stanningley.



Property Information

Situated within a modern development (approximately 16 years old), this two-bedroom first floor flat in Station Square, offers well-proportioned accommodation and is ideal for first-time buyers, downsizers, or investors. Offered for sale with no onward chain, the property is ready for immediate occupancy.

The flat benefits from gas central heating, double glazing, allocated parking, and access to well-maintained communal gardens, providing a pleasant outdoor setting.

The location is particularly convenient, within walking distance of Stanningley, where a range of local shops, cafés, supermarkets, and amenities can be found. The area is also well served by excellent transport links, including nearby train stations and regular bus routes, offering easy access into Leeds and Bradford, making it ideal for commuters.

Internally, the property features a spacious kitchen diner with integrated units, two good-sized double bedrooms, and a modern bathroom, complemented by useful storage within the hallway.

Hallway

A welcoming central hallway providing access to all rooms, featuring a useful airing cupboard and housing the water immersion heater.

Kitchen Diner

A well-proportioned kitchen diner fitted with a range of integrated units, offering both cooking space and room for dining.

Lounge

Bedroom One

A double bedroom, finished with carpeted flooring, providing comfortable and spacious accommodation.

Bedroom Two

A second double bedroom, also carpeted, ideal for guests, a home office, or additional living space.

Bathroom

Fitted with a three-piece suite comprising bath, wash

basin, and WC, offering a clean and functional space.

External

Communal Gardens.

Well-maintained shared garden areas, providing pleasant outdoor space for residents.

Parking.

Allocated parking space, ensuring convenient off-street parking.



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- GUIDE PRICE £140,000 - £150,000
- First floor leasehold flat
- Built approx 16 years ago
- Kitchen diner with integrated units
- Allocated Parking & Communal gardens

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116900 - 0003

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