



2 Station Parade, Leeds, West Yorkshire, LS5 3HG

AVAILABLE 11th July 2025 - Perfect for Sharers!

A three bedroom, two bathroom maisonette in Kirkstall with an open-plan kitchen living area.

Fully furnished, each bedroom is a large double so there is no short straw! With lovely high ceilings throughout, a large living area and a new house bathroom, this property is perfect for sharers or students.

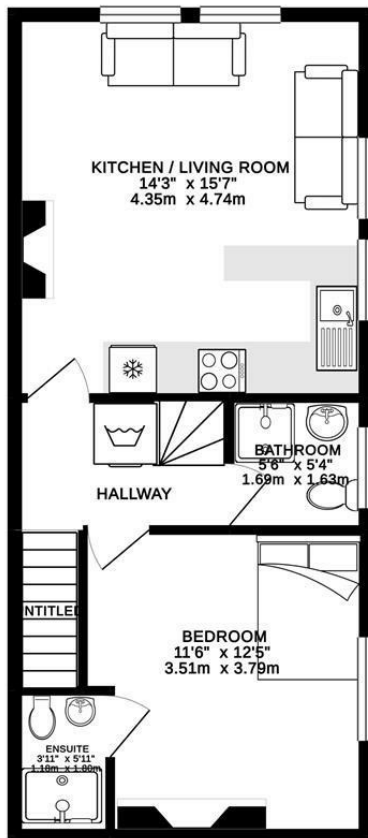
On-street parking is included and Morrisons supermarket is less than half a mile away. Regular bus routes into Leeds city centre stop directly outside the property and Headingley train station is under 0.2 miles away.

The property can also be available with bills included. Please enquire for more details.

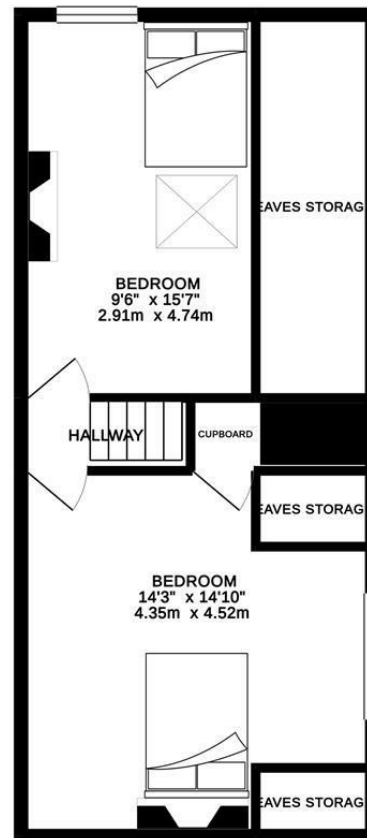
£1,400 Per month

- Fantastic Location
- Great Transport Links
- Students or Professionals
- End Terrace Apartment
- Private Entrance
- Three Double Bedrooms
- Ensuite Bathroom
- On Street Parking

1ST FLOOR 476 sq. ft.
(44.2 sq. m.)



2ND FLOOR 476 sq. ft.
(44.2 sq. m.)



TOTAL FLOOR AREA: 951 sq. ft. (88.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(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		62	63
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	