



Stylish 2-Bed Ground-Floor Apartment Located
in the area of Pudsey


MARTIN&CO
Station Square, Bradford Road, LS28 5GN
£130,000 offers over

This ground-floor two-bedroom apartment on Station Square, Bradford Road (LS28 5GN) offers a rare blend of convenience and community. With solid transport links, a peaceful neighbourhood feel, and a layout that works well for a variety of residents, it's a compelling opportunity — whether you're buying to live or to let. The current has a tenant in the property paying £800pcm.



This well-presented two-bedroom ground-floor apartment at Station Square offers modern, comfortable living in a highly convenient Pudsey/Stanningley location.

At the heart of the home is a bright open-plan kitchen and lounge, creating a spacious and sociable living area ideal for relaxing or entertaining. The room is enhanced by large patio doors that flood the space with natural light and open directly onto a private patio area — perfect for morning coffee, outdoor dining, or simply enjoying fresh air in a quiet setting.



The apartment offers two bedrooms: a generous double and a versatile second bedroom suited to guests, a home office, or additional storage. A modern bathroom serves the property, and the apartment benefits from double glazing, central heating, and practical storage throughout.

Being on the ground floor, it provides easy access and enhanced outdoor usability, making it appealing to first-time buyers, downsizers, and investors alike.





**Ground Floor
Apartment**



2



1



2



**Allocated
Parking**



**Band
C**



**EPC
D**



LEASEHOLD



954 sqft



TRANSPORT LINKS

Rail:

- New Pudsey Station is just over a mile away, offering regular services to Leeds, Bradford, Halifax, and Manchester, making commuting easy.

Bus:

- Excellent bus connectivity along Bradford Road, with frequent services including the 72, X6, and 14, linking Leeds, Bradford, and surrounding areas.

Road:

- Quick access to the Leeds Outer Ring Road (A6120), Stanningley Bypass, and routes towards both city centres.

Active Travel:

- Ongoing improvements in pedestrian and cycle routes make it increasingly convenient to travel locally without a car.

Ground Floor

TOTAL AREA: 55.33 m² · LIVING AREA: 55.0

