



**Station Place, Leeds LS13 3QP**

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## **Station Place, Leeds**

Two double bedroom garden fronted terraced property near Bramley Park and Bramley Train Station. Currently tenanted. The property is over three floors with a good sized cellar. New roof 4 years ago and bay windows.





## Property Information

Well presented two bedroom mid terrace, offering easy access to the wide range of local amenities available at Bramley shopping centre, as well as comprehensive transport links into Leeds City Centre with brambley train station being a few minutes walk. The accommodation briefly comprises; lounge, kitchen, two bedrooms and house bathroom. Early internal inspection is highly recommended to fully appreciate the accommodation on offer. New windows and carpet throughout have been added since current owner purchased as well as a new roof, front railings and cosmetic work.

## Lounge

14' 1" max x 13' 5" max ( 4.29m max x 4.09m max )  
Laminate flooring, feature fireplace, double glazed bay window to front, central heating radiator.

## Kitchen

11' 10" max x 6' 9" max ( 3.61m max x 2.06m max )  
Fitted kitchen with wall, drawer and base units, electric oven, hob and extractor, built in storage, plumbing for washer, sink with drainer, double glazed window to front, laminate flooring, access to cellar.

## Cellar

Good sized cellar accessed via the kitchen.

## Landing

Staircase to first and second floor. Storage cupboard.  
Central heating radiator.

## Bedroom 1

14' 1" max x 11' 3" max ( 4.29m max x 3.43m max )  
Large double bedroom with window to the front, central heating radiator and carpet.

## Bathroom

8' 5" max x 8' 6" max ( 2.57m max x 2.59m max )  
Frosted glazed window, bath, wash basin, low flush WC, storage cupboard,

## Second Floor

## Bedroom 2

18' 4" max x 10' 10" max ( 5.59m max x 3.30m max )  
With double glazed window to the front, central heating radiator and velux window.

## External

Fenced at the front.  
Patio seating area.  
Useful water tap to the front.



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## Station Place, Leeds

- 2 double bedroom
- Brick terrace
- Cellar
- Greatly Upgraded
- Near Bramley Train Station

Tenure: Freehold EPC Rating: D

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115439 - 0002

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