

HOME
MARKETING & MANAGEMENT

STATION SQUARE, STANNINGLEY LS28 5GN

£135,000



Modern 1st Floor Apartment
2 Double Bedrooms
Open Living / Kitchen Area
Juliet Balcony. Neutral Decor
Modern Bathroom with Electric Shower
uPVC D/G & Electric Heating
Allocated Parking
Communal Garden Areas
Ideal for Commuting to Leeds & Bradford
No Chain. Ideal for FTB / Investor













The graph shows this property's current and potential energy rating.

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GENERAL DESCRIPTION

A modern 1st floor two bedroom apartment in a residential block, conveniently located close to Pudsey train station. The property comprises a spacious open plan lounge/kitchen with Juliet balcony, two double bedrooms, a modern white bathroom suite with shower, and an inner hallway with storage cupboard. Features include contemporary décor throughout, stainless steel cooker hood, uPVC double glazing, electric heating, entry intercom system and an allocated parking space. Ideal for professionals seeking a well presented, ready to move into home in a convenient location. Early viewing is highly recommended. No Chain

TENURE

Leasehold
Ground rent £200 per annum
£1182 per annum (£98.50 per month) service charge
Approx 981 years remaining

ROOM MEASUREMENTS

ENTRANCE HALL 13' 5" x 3' 6" (4.09m x 1.07m)
OPEN PLAN LIVING KITCHEN 19' 5" x 14' 2" (5.92m x 4.32m) max
DOUBLE BEDROOM 1 11' 7" x 11' 2" (3.53m x 3.4m) max
DOUBLE BEDROOM 2 11' 8" x 10' 9" (3.56m x 3.28m)
BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)
COMMUNAL GARDEN

OPENING HOURS

Pudsey Office

Monday to Friday	**8.30am – 5.00pm**
Saturday	**9.00am – 1.00pm**
Sunday & Bank Holidays	**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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