



Musgrave View, Leeds, LS13 2QN

welcome to

Musgrave View, Leeds

Modern mid-terraced home, on Musgrave View, with three bedrooms, a stylish kitchen, spacious family rooms, a contemporary bathroom, and a rear garden with shed. Ideal for families or first-time buyers!



Property Information

This attractive mid-terraced home on Musgrave View offers three well-proportioned bedrooms, a modern kitchen, and a stylish bathroom, perfect for family living. Spacious reception rooms provide plenty of room to relax and entertain, while the rear garden with a shed adds valuable outdoor space. Ideal for first-time buyers or growing families, this property combines comfort and practicality in a sought-after location.

Entrance Hall

The entrance hall features a front door, laminate flooring, and built-in storage, creating a practical and welcoming space.

Lounge

13' 8" x 12' 4" (4.17m x 3.76m)

The lounge features laminate flooring, a double-glazed window to the front, and a radiator, creating a bright and comfortable living space.

Dining Room

11' 5" x 7' 5" (3.48m x 2.26m)

The dining room features French doors opening to the rear, a radiator, and laminate flooring, creating a bright and inviting space for entertaining.

Kitchen

The kitchen includes a rear door, tiled flooring, an integrated oven with gas hob, a wash basin, tiled splashback, and a range of wall and base units, offering both style and functionality.

Landing

The landing is carpeted and includes a loft hatch, providing access to additional storage space.

Bedroom One

14' 9" x 8' 8" (4.50m x 2.64m)

Bedroom One is a large double room with a double-glazed window to the front, carpet flooring, and a radiator, offering a bright and comfortable space.

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom Two is a comfortable double room with carpet flooring and a radiator, offering a cozy and inviting space.

Bedroom Three

11' 5" x 6' 5" (3.48m x 1.96m)

Bedroom Three is a single room with a double-glazed window to the front, carpet flooring, a radiator, and built-in storage, making it a practical and cozy space.

Bathroom

6' 1" x 6' 7" (1.85m x 2.01m)

The bathroom features a bath with shower over, a frosted double-glazed window to the rear, a low-flush WC, heated towel rail, and fully tiled flooring and walls for a sleek finish.

Rear Garden

The rear garden is tiered and features a patio area to the rear, decking, and fenced borders, creating a private and versatile outdoor space.

Outbuilding

The property includes a shed to the rear, providing useful additional storage space.

Parking

The property offers convenient on-street parking.



view this property online williamhbrown.co.uk/Property/PDY116355



welcome to

Musgrave View, Leeds

- 3 bedrooms
- Modern kitchen
- Rear garden with shed
- Spacious family rooms
- Modern bathroom

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: A

offers over

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116355



Property Ref:
PDY116355 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk