

HUNTERS[®]

HERE TO GET *you* THERE



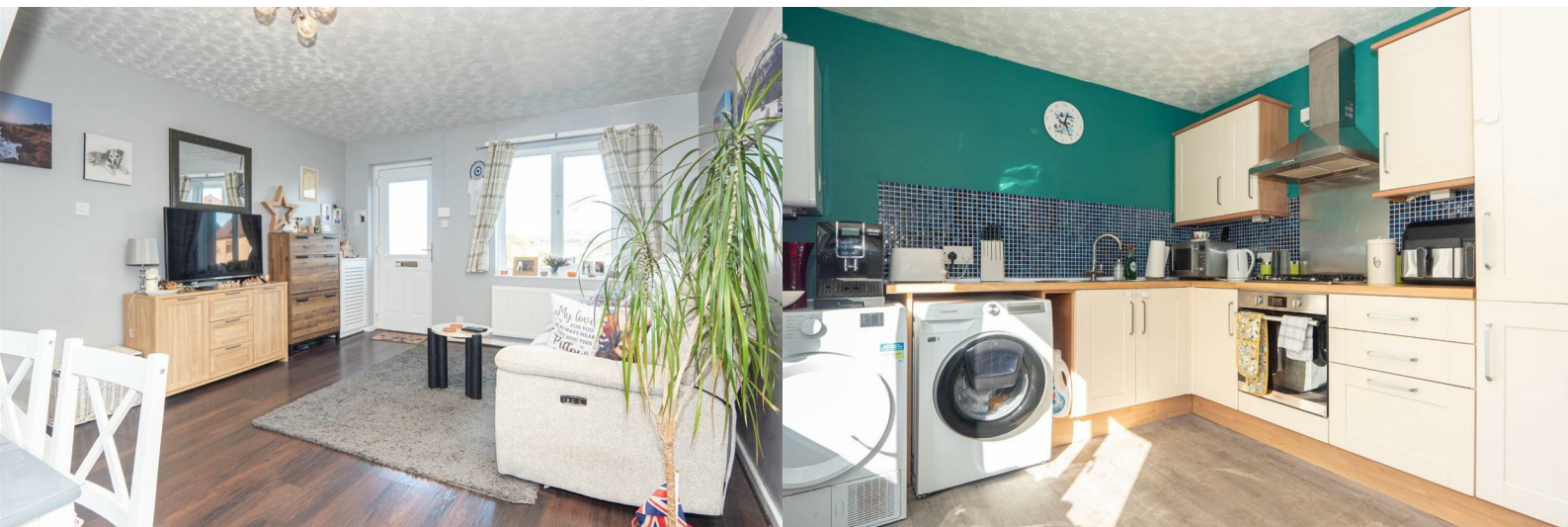
Musgrave View

Leeds, LS13 2QN

£165,000



Council Tax: A



40 Musgrave View

Leeds, LS13 2QN

£165,000



- Modern style terraced
- Two Double sized spacious bedrooms
- Sought-after urban location
- Modern kitchen with dining area
- Bright & spacious reception room
- Updated windows and doors
- Stylish bathroom with shower
- Enclosed cottage-style garden
- Paved sun patio
- Near scenic walking routes

Offered for sale in a sought-after urban location close to the Bramley and Kirkstall amenities, this well-presented two bedroom terraced house is ideal for first-time buyers and families seeking both convenience and character. The property is situated within easy reach of excellent public transport links, scenic walking and cycling routes, and provides access to the nearby canal—perfect for leisurely strolls or bike rides.

Upon entering, you are welcomed by a bright LIVING room featuring quality laminate flooring, space for dining furniture, and a useful understairs cupboard, offering ample storage solutions. The modernised KITCHEN/DINER is fitted with a range of storage units, a spacious worktop with integrated sink, gas hob, electric oven, and space for a washing machine and fridge. There is also a designated dining area, making it ideal for family meals or entertaining guests.

Upstairs, the accommodation comprises two comfortable DOUBLE sized bedrooms, perfect for restful retreats or versatile living arrangements. The stylish BATHROOM boasts tiled walls, a modern white suite with a shower over the bath, a vanity-style sink, and a heated towel rail, ensuring both comfort and practicality.

A standout feature is the delightful, enclosed cottage-style rockery garden, complete with a woodshed and a paved sun patio—perfect for alfresco dining or relaxing during sunny afternoons. Additional enhancements include updated windows and doors, a modern gas combi boiler, loft storage space, and long-distance views, adding further appeal to this charming home.

An excellent opportunity awaits in this thriving urban area—viewings are highly recommended.

Bramley offers a great mix of suburban comfort and city convenience, just four miles from the heart of Leeds with excellent bus and rail links, plus quick access to the ring road and nearby motorways. Housing ranges from stylish modern apartments to charming Victorian terraces and spacious semi-detached homes, catering to every stage of life. The area is rich in green spaces, including Bramley Park, Bramley Fall Woods, and the Leeds–Liverpool Canal towpath—perfect for walking, cycling, and family outings. A thriving high street, supermarkets, leisure centres, pubs, and cafés give Bramley a lively yet welcoming atmosphere, while the community's strong local spirit is reflected in its many events and activities. Whether you're a first-time buyer, a family looking for room to grow, or someone wanting a well-connected base with a friendly vibe, Bramley is a place you'll be proud to call home.

Tel: 0113 257 6198

LIVING ROOM

11'10" x 9'10" (3.63 x 3.01)

KITCHEN/DINER

16'1" x 11'10" (4.91 x 3.63)

BEDROOM ONE

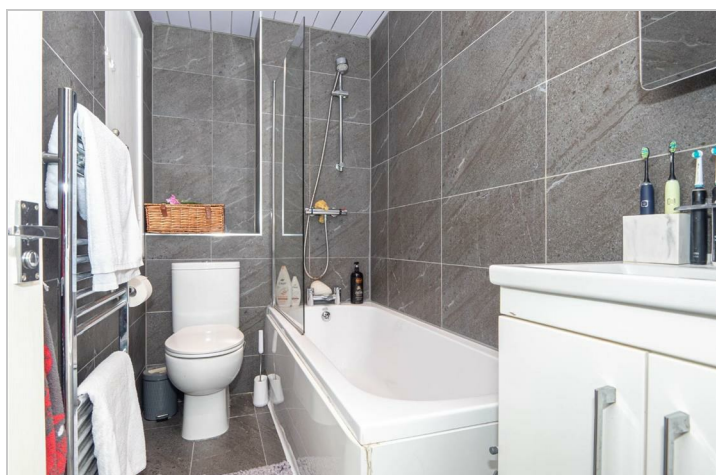
11'10" x 9'10" (3.63 x 3.01)

BEDROOM TWO

11'10" x 9'9" (3.63 x 2.99)

BATHROOM

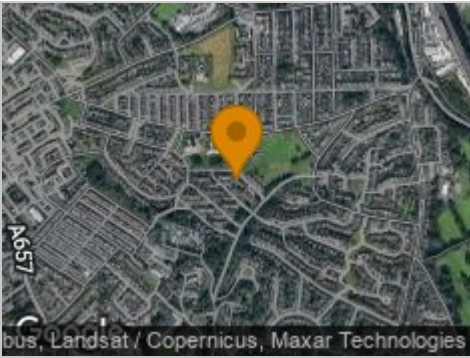
8'11" x 5'2" (2.74 x 1.58)



Road Map



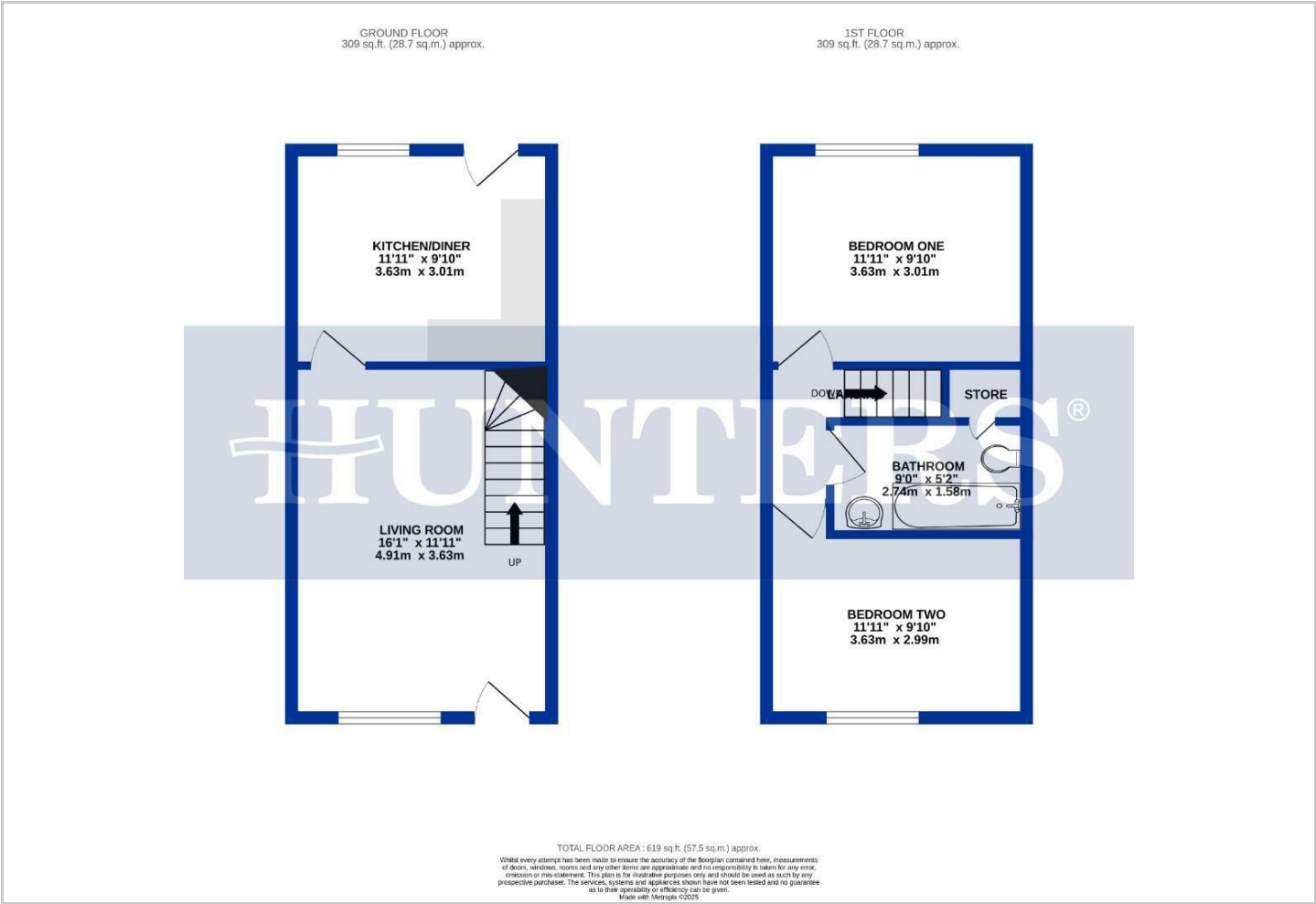
Hybrid Map



Terrain Map



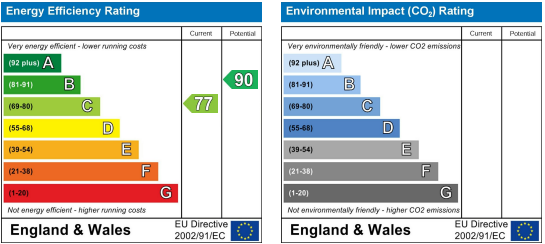
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.