

HUNTERS[®]

HERE TO GET *you* THERE



Musgrave Mount

Leeds, LS13 2QL

£165,000



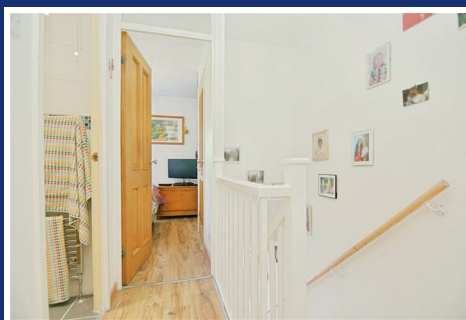
Council Tax: A



14 Musgrave Mount

Leeds, LS13 2QL

£165,000



- Two double bedrooms offering comfort and flexibility
- Bright and welcoming living & Kitchen space
- Front and rear gardens, perfect for relaxing or enjoying outdoor space
- Well-designed kitchen with dining area
- Perfect opportunity for first-time buyers
- Ideally located close to a variety of shops and cafés
- Excellent transport links providing easy access

This attractive and well-presented two-bedroom terraced home in Leeds offers a fantastic opportunity for first-time buyers or investors looking for a move-in-ready property with both comfort and convenience.

Step inside to a bright and inviting LIVING ROOM, where natural light floods the space, creating a warm and welcoming atmosphere, perfect for relaxing or entertaining. Finished with laminate flooring and complemented by handy under-stair storage, this room also provides direct access to the front garden, adding to its appeal.

To the rear, the KITCHEN is thoughtfully designed to combine practicality with everyday comfort. With plenty of natural light, a dining area, tiled splashback, and space for appliances, it's an ideal hub of the home. A useful storage area adds extra functionality, while a door leading directly to the rear garden creates a seamless flow for indoor-outdoor living, perfect for summer evenings or hosting guests.

Upstairs, you'll find two double bedrooms. BEDROOM ONE enjoys a bright front aspect. BEDROOM TWO overlooks the rear garden, offering a peaceful and private retreat. The BATHROOM is well-appointed with a shower over bath, partially tiled walls, WC, sink unit, and a mirrored cabinet, combining practicality with a clean, modern feel. The property also benefits from loft.

Externally, the property continues to impress with both FRONT AND REAR GARDENS. The rear garden is fully enclosed, providing a safe and private space, and is cleverly arranged into separate areas, perfect for relaxing, entertaining, or enjoying a bit of gardening. The property also benefits from a parking space to the rear.

Situated in the popular LS13 area of Leeds, this home is ideally positioned close to a wide range of local amenities, including shops, cafés, and everyday essentials. With nearby schools and excellent transport links, offering quick and easy access to Leeds city centre and beyond, this property delivers the perfect balance of suburban comfort and city convenience.

DINING KITCHEN

12'8" x 10'4" (3.88m x 3.15m)

LIVING ROOM

13'2" x 12'8" (4.02m x 3.88m)

BEDROOM ONE

12'8" x 9'3" (3.88m x 2.83m)

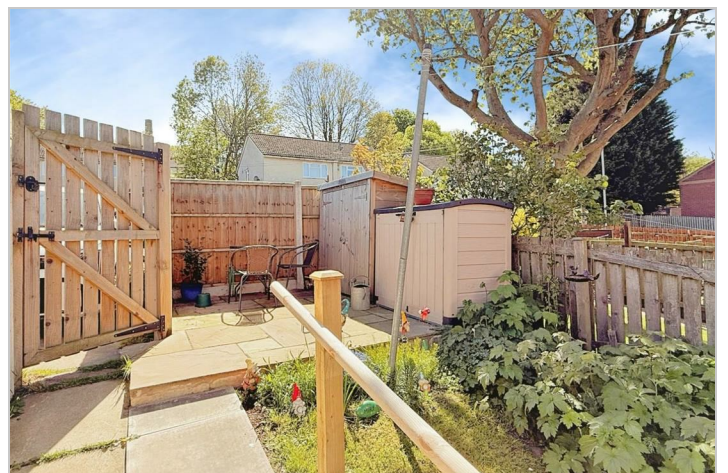
BEDROOM TWO

12'8" x 6'9" (3.88m x 2.07m)

BATHROOM

6'6" x 6'2" (2.00m x 1.89m)

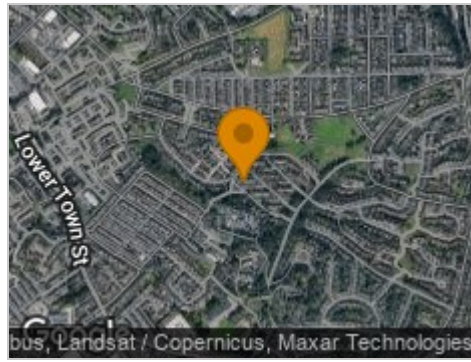
LANDING



Road Map



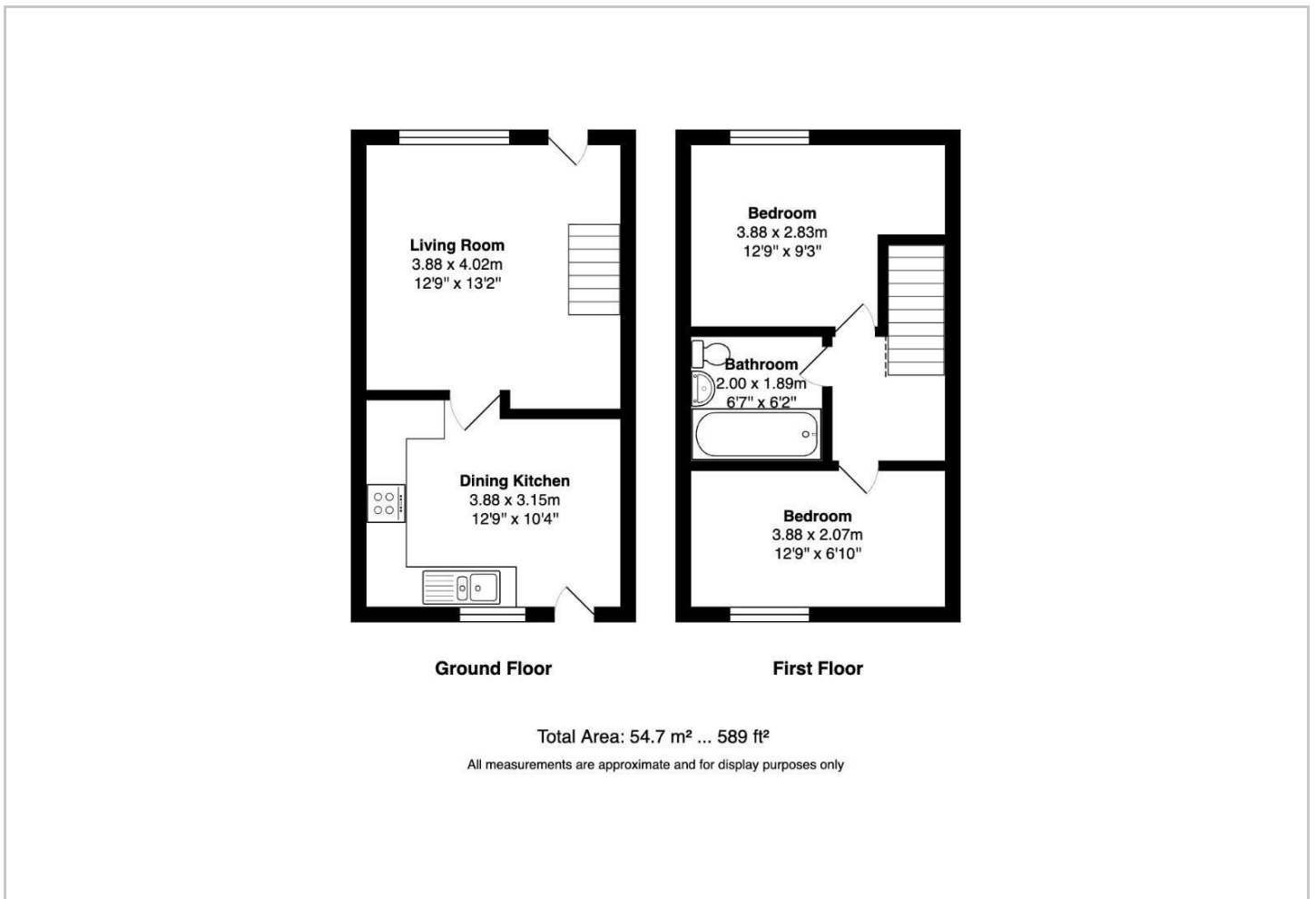
Hybrid Map



Terrain Map



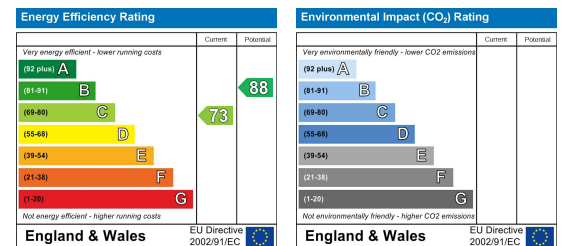
Floor Plan



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.