

# HUNTERS®

HERE TO GET *you* THERE



**Musgrave View**  
, LS13 2QN  
£850 Per Month

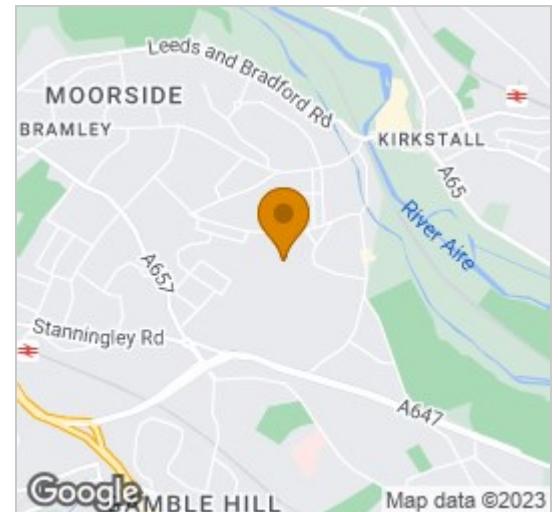


Council Tax: **A**

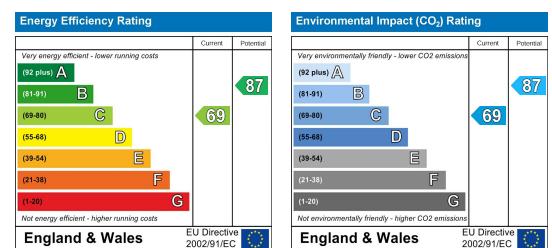
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BED MID ■ EPC C TERRACE
- GARAGE INCLUDED ■ GOOD LOCAL AMMENITIES
- REAR GARDEN ■ EPC- C



Hunters are PLEASED to present this THREE bedroom terrace house built up and secluded from the street in Bramley. The property benefits from OFF STREET PARKING and a GARAGE. Offering ease of access to neighbouring localities such as the historic market town of Pudsey, Headingley and Leeds City Centre as well as being located less than a mile from BRAMLEY SHOPPING CENTRE, local corner shops and offers excellent bus routes from Raynville Road.

Downstairs there is the living room, dining room with PATIO doors leading out to the rear garden, and the fitted kitchen. Upstairs there are TWO DOUBLE BEDROOMS, and GOOD SIZE third bedroom and the house bathroom.

There is a TWO TIERED garden to the rear which benefits from a PATIO area and fences around for privacy. INCLUDES A GARAGE AND OFF STREET PARKING.

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.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**