



2 Bed  
Apartment  
located in  
Leeds

Offers Over £120,000



# Murray View

Leeds

LS10 4GD

**\*\*MOTIVATED SELLER\*\* PRICED TO SELL**

No onward chain. Newly decorated throughout. Juliette balcony with patio doors to living room.

Welcome to this two-bedroom first floor apartment located on Murray View, Leeds. This modern property, built in 2013, offers a comfortable living space of 710 square feet, making it an ideal choice for individuals or small families seeking a contemporary home. Situated in a vibrant community, this property benefits from its proximity to local amenities, including shops, parks, and excellent transport links, ensuring easy access to the wider city and beyond.

As you enter the property, the entrance hall gives access to both bedrooms, the main bathroom and the living room. From the living room you can access the kitchen.

Externally, you benefit from an allocated parking space to the front of the building as well as a guest space for when friends and family visit.

Hallway  
8'2" x 3'6"

Access to both bedrooms, bathroom and living room. Storage cupboard housing the boiler. Wall mounted electric heater. Carpeted throughout.

Living Room  
14'2" x 13'10"

French doors to the Juliette balcony looking to the front exterior. Two wall mounted electric heaters. Carpeted throughout. Access to the kitchen.

Kitchen  
9'1" x 8'5"

Comprising of high and low level kitchen units in white high gloss. Wood effect worktops. Integrated appliances include an oven with four ring hob, extractor hood, fridge/freezer, full size dishwasher

and washer/dryer. Stainless steel sink with drainer and chrome mixer tap. Tiled effect lino flooring. Double glazed UPVC window to the side elevation.

Bedroom One  
8'4" x 13'9"

Wall mounted electric heater. Double glazed UPVC window looking to the front of the property. Carpeted throughout.

Bedroom Two  
7'6" x 8'4"

Wall mounted electric heater. Double glazed UPVC window looking to the front of the property. Carpeted throughout.

Bathroom  
8'6" x 5'1"

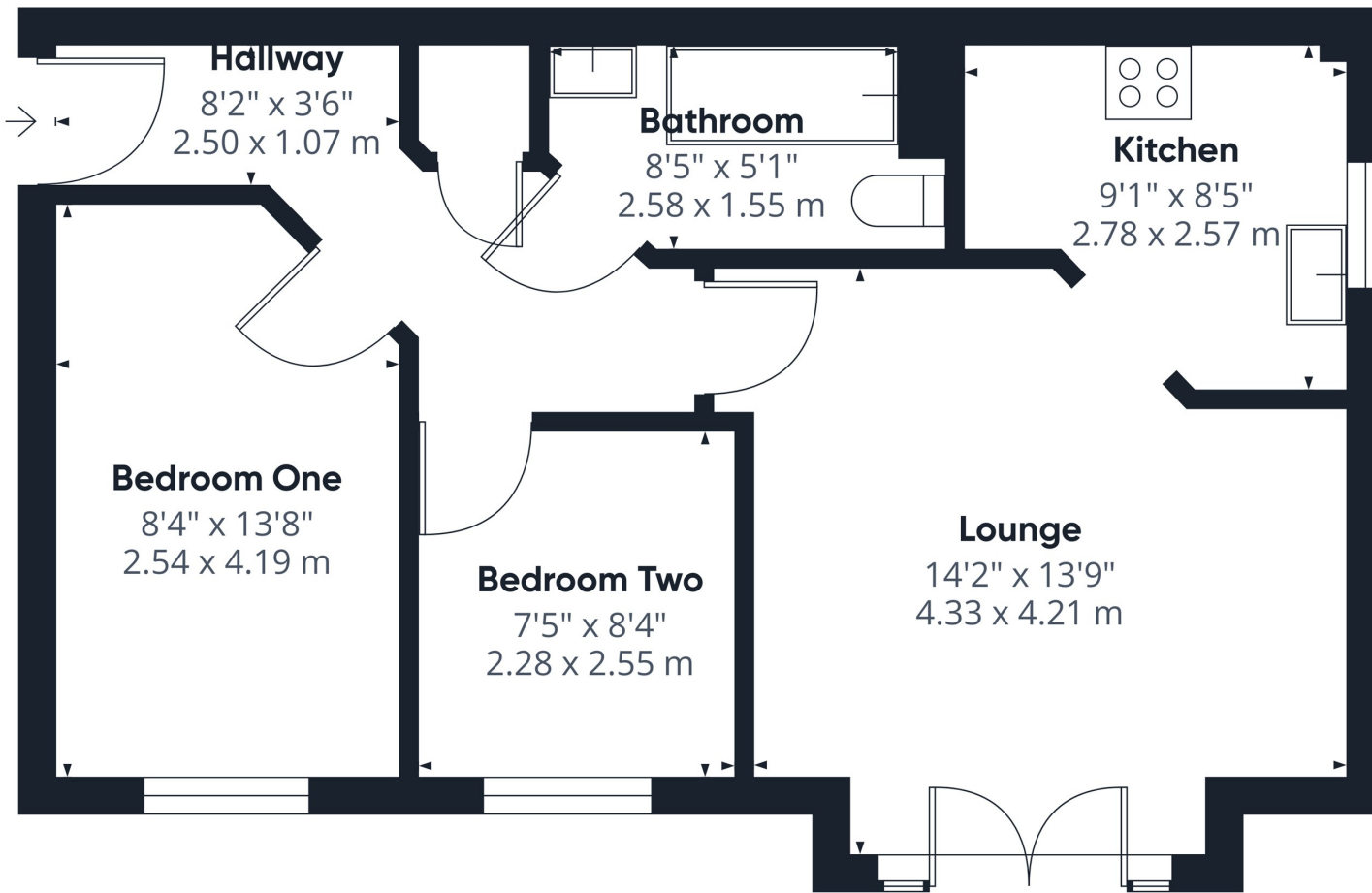
White suite comprising of panel bath with chrome taps and mains feed shower above. WC with low level flush. Wash hand basin with chrome mixer taps over. Tiled walls. Extractor fan. Chrome towel rail. Tiled effect lino flooring.

Externally

Car park with allocated parking space. Bin store. Bike store. Communal gardens.







Approximate total area<sup>(1)</sup>  
536 ft<sup>2</sup>  
49.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	87
	EU Directive 2002/91/EC	

**CONTACT**

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: info@logicrealestate.co.uk  
T: 01977 700595

