



Stoneacre
Properties

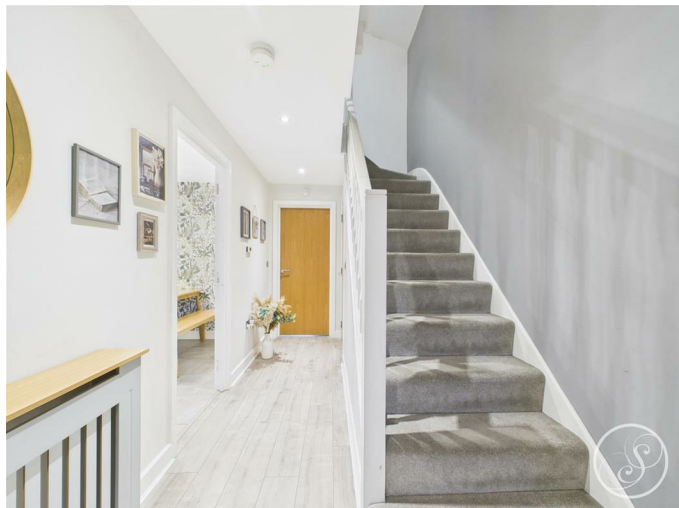


Magnolia Road, Leeds, LS14 6WR
Offers Over £325,000

Offered to the market is this stunning four bedroom semi detached town house located on Magnolia Road, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. Highly recommended schools including Temple Moor Academy is in the catchment area.

The property briefly comprises of: entrance hallway, kitchen/diner, lounge, guest w.c, first floor landing, two bedrooms, family bathroom, second floor landing, two bedrooms with master having en suite. The property benefits from an enclosed south facing rear garden. This beautiful house is not one to be missed to make this house your home please contact the office today to arrange your viewing.

ENTRANCE HALL WAY



Door to the front elevation. Storage cupboard. Central heating radiator. Stairs leading to first floor landing.

KITCHEN/DINER



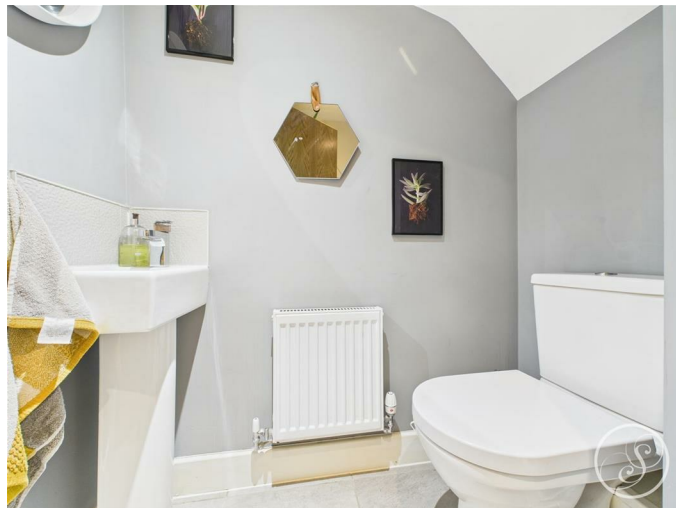
Range of wall and base units. Integrated oven with induction hob and extractor fan above. Integrated fridge/freezer, dishwasher and washing machine. Sink and drainer. Double glazed window to the front elevation. Space for dining table and chairs. Central heating radiator.

LOUNGE



French doors leading to rear garden. Central heating radiator.

GUEST W.C



Low flush w.c. Wash hand basin. Central heating radiator.

FIRST FLOOR LANDING

Central heating radiator. Storage cupboard.

BEDROOM FOUR



Two double glazed windows to the front elevation. Central heating radiator.

BEDROOM THREE



Two double glazed windows to the rear elevation. Central heating radiator.

BATHROOM



Bath with shower above. Low flush w.c. Wash hand basin. Central heating radiator.

SECOND FLOOR LANDING

Storage cupboard. Loft access.

BEDROOM TWO



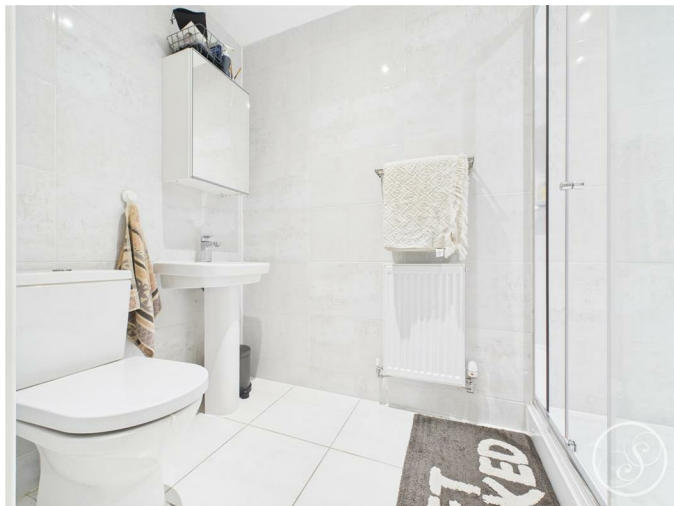
Two double glazed windows to the rear elevation. Central heating radiator. Fitted wardrobes.

BEDROOM ONE



Two double glazed windows to the front elevation. Central heating radiator. Fitted wardrobes. Door off leading to en suite.

ENSUITE



Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

EXTERNAL



Grass laid to lawn to the rear. South facing rear garden. Access to garage via garden. Solar panels.

GARAGE

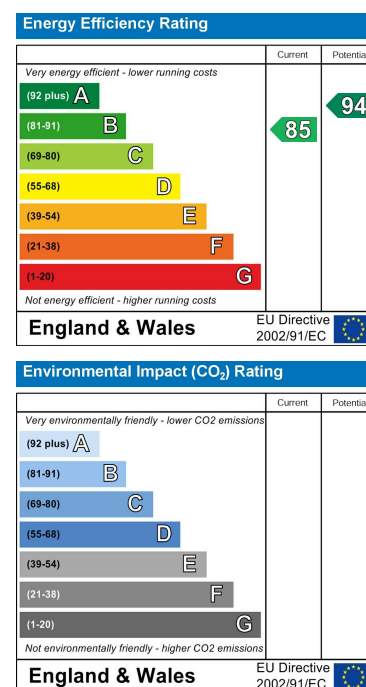
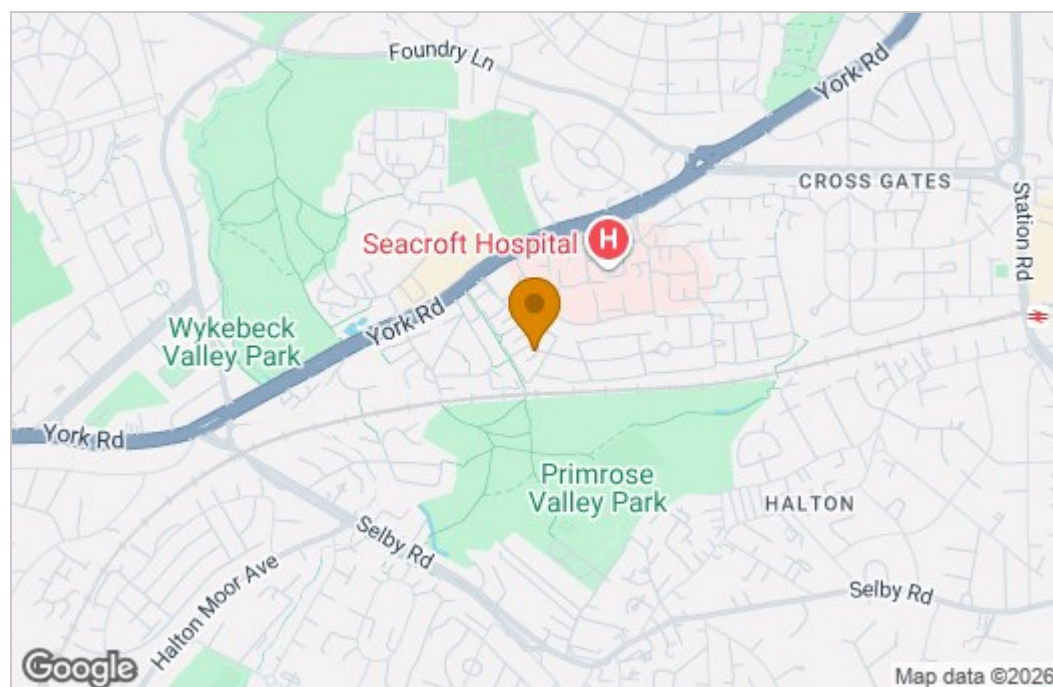


Power and lights.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

