



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

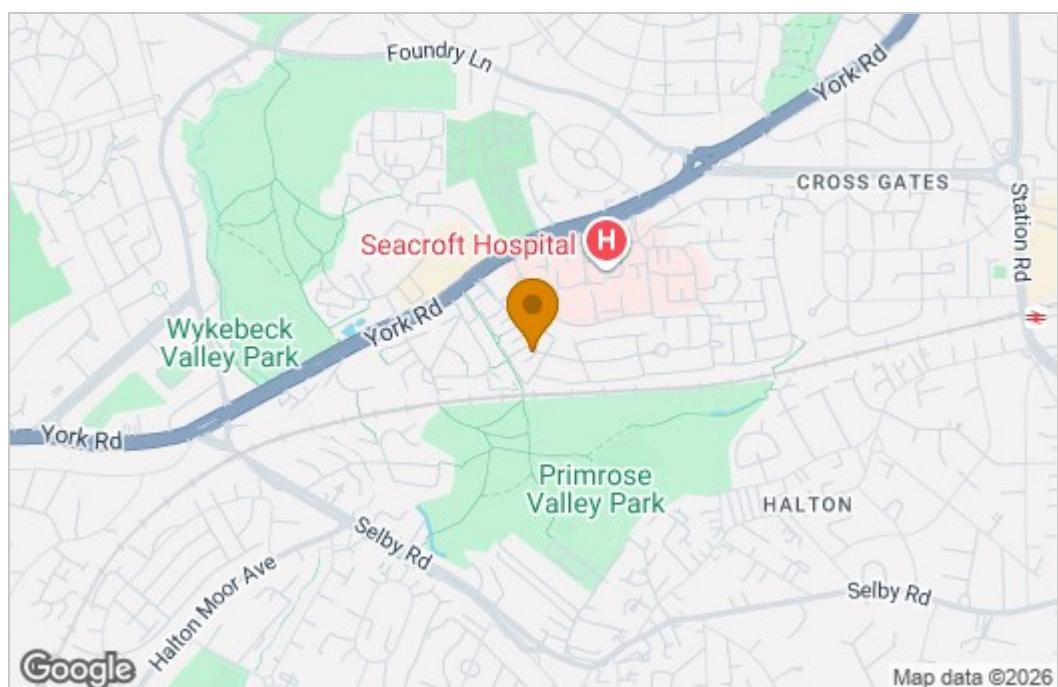


Power and lights.

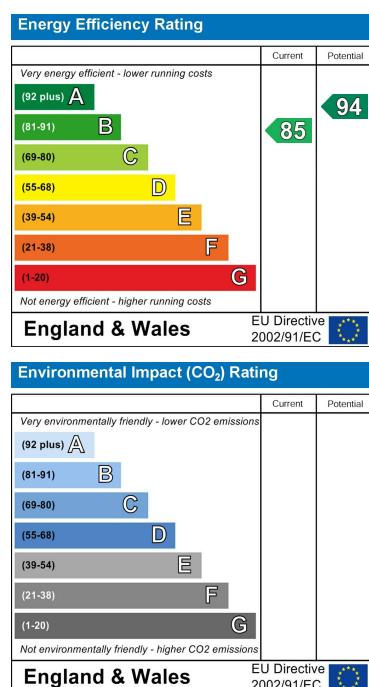
Floor Plan



Area Map



Energy Efficiency Graph



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