



**Stoneacre**  
Properties



**Magnolia Road, Leeds, LS14 6WR**  
**Offers Over £310,000**

Offered to the market is this stunning four bedroom semi detached property located on Magnolia Road. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance, hall way, kitchen/diner, lounge, guest w.c, first floor landing, three bedrooms, family bathroom, second floor landing, bedroom one and en suite. Externally the property benefits from off street parking, garage with power and lights. To the rear is a garden that is mainly laid to lawn with a patio area. This beautiful property is not one to missed, please call the office today to arrange your viewing.



## ENTRANCE

Door to the front elevation.

## HALL WAY

Understair storage cupboard. Central heating radiator.

## KITCHEN/DINER



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

## GUEST W.C



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

## LOUNGE



French doors leading to the rear garden. Two double glazed windows to the rear elevation. Central heating radiator.

## FIRST FLOOR LANDING

Storage cupboard. Doors off leading to bedrooms, two, three and four and the family bathroom.

## BEDROOM FOUR



Double glazed window to the rear elevation. Central heating radiator.

## BEDROOM THREE



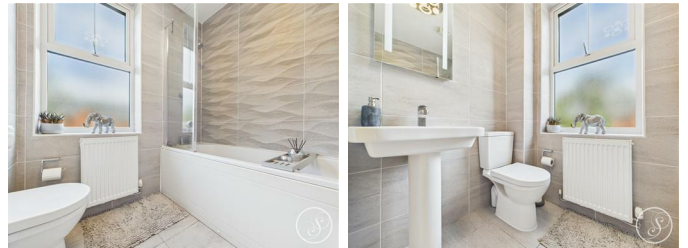
Double glazed window to the rear. Central heating radiator.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Central heating radiator.

## SECOND FLOOR LANDING

Central heating radiator. Double glazed window to the side elevation.

## BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Door leading to en suite.

## EN SUITE



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

## EXTERNAL



Grass laid to lawn to the rear. Off street parking.

## GARAGE

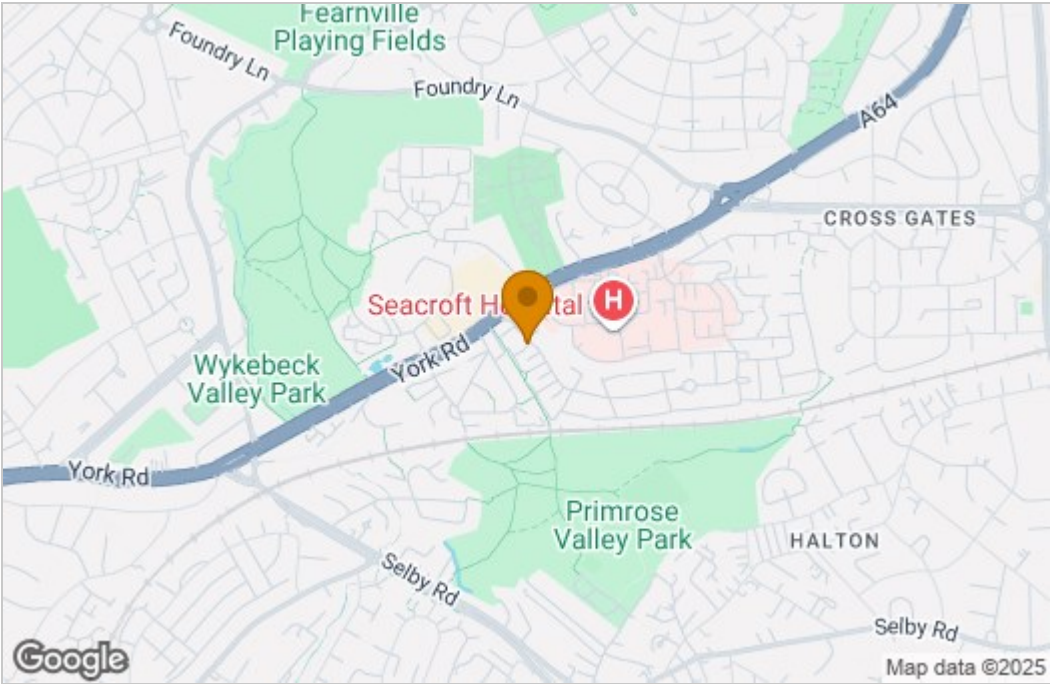


Parking space to the front of the garage. Garage has power and lights.

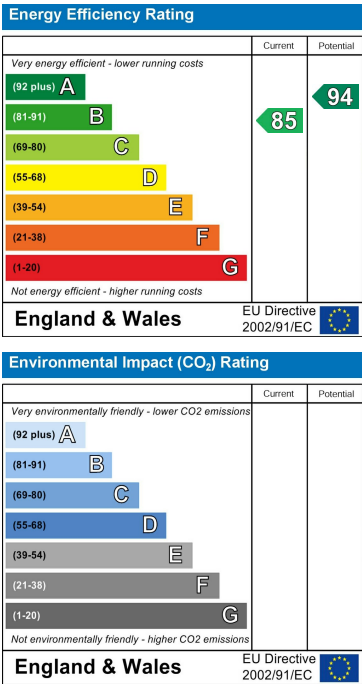
Floor Plan



Area Map



Energy Efficiency Graph



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