



**Stoneacre**  
Properties



**Magnolia Road, Leeds, LS14 6WQ**

**£300,000**

Offered to the market is this beautifully presented three bedroom semi detached house located on Magnolia Road, Leeds. The property is situated on a modern development with local amenities close by including: shops, schools and transport links. The property briefly comprises of: entrance, guest w.c, kitchen/diner, lounge, first floor landing, two bedrooms, family bathroom, second floor landing, master bedroom with en suite. Externally the property benefits from enclosed rear garden with grass laid to lawn, driveway to side elevation and garage with power and lights. This stunning property is not one to be missed to make this house your home please contact the office to arrange your viewing.

## ENTRANCE HALL WAY

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

## GUEST W.C



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

## KITCHEN/DINER



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

## LOUNGE



French doors leading to the rear garden. Understair storage cupboard. Central heating radiator.

## FIRST FLOOR LANDING



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



Bath with shower above. Low flush w.c. Wash hand basin. Central heating radiator. Double glazed window to the side elevation.

## SECOND FLOOR LANDING

### BEDROOM ONE



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

### EN SUITE



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

## EXTERNAL



Externally the property benefits from enclosed rear garden with grass laid to lawn. Driveway to the side elevation. Garage. Two electric charging points.

## GARAGE

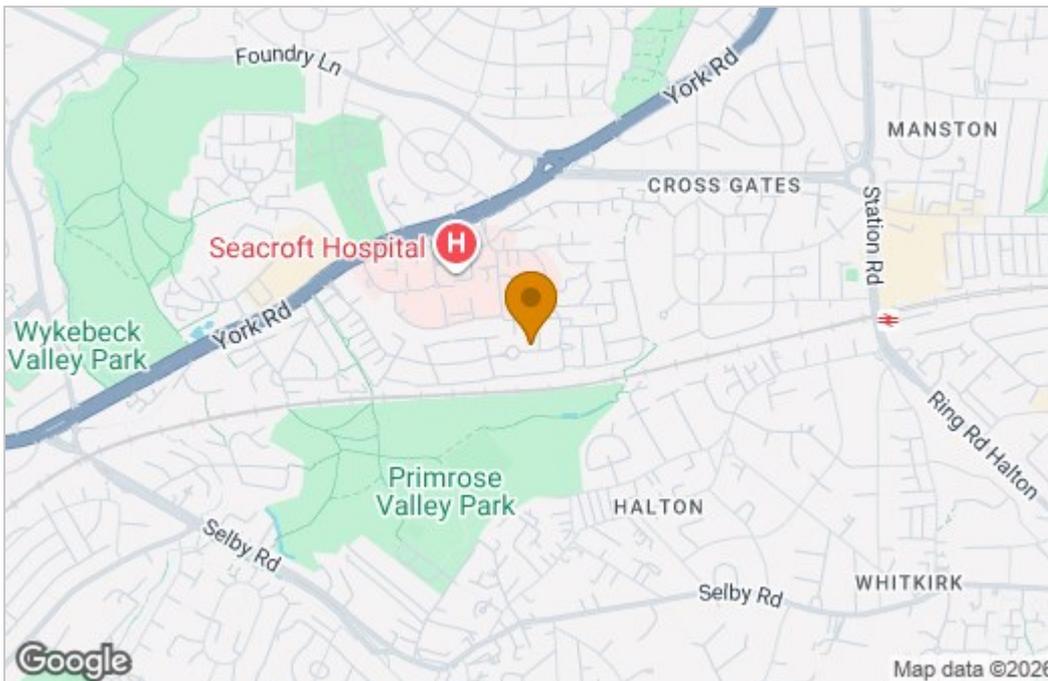


Power and lights.

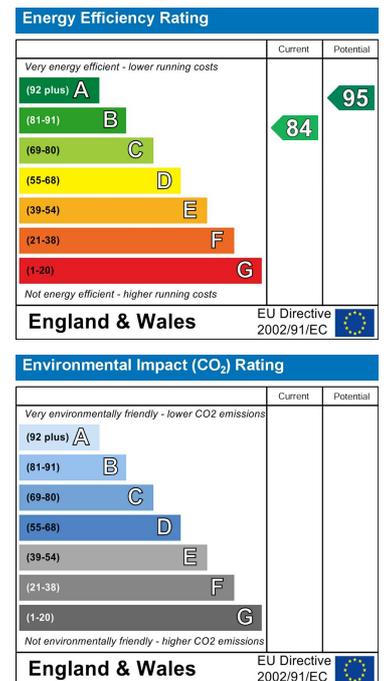
# Floor Plan



# Area Map



# Energy Efficiency Graph



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