



CORNERSTONE

# 83 Magnolia Road, Seacroft, Leeds, LS14 6WQ



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# 83 Magnolia Road

## £335,000

Built in 2020, this modern property offers well-proportioned accommodation spread over three floors. In brief, the property comprises a sleek kitchen/diner to the front, a generously sized living room to the rear with a set of patio doors opening into the garden, and a downstairs WC.

On the first floor, you'll find the family bathroom and two good-sized bedrooms, while the second floor hosts the spacious main bedroom with en-suite and a further double bedroom.

Externally, the property features a charming rear garden with a patio area perfect for entertaining, alongside a raised lawn — a wonderful space for both relaxing and hosting guests. To the front, there is a driveway with space for two cars, and a separate garage with power and an electric vehicle charging port.

The property is in a convenient location, with Leeds city centre just 4 miles away by bus or car, offering vibrant shopping and leisure facilities. The surrounding suburbs can be easily accessed via the Leeds Ring Road, and Junction 46 of the M1 is less than 10 minutes away, making York and Wakefield easily commutable.

Stylishly finished throughout and ideally located close to excellent local amenities and transport links, this home is perfect for families and professionals alike.

### Entrance Hall & Downstairs W.C

You enter the property through a composite front door into a generous entrance hall that provides a welcoming space. This well-proportioned area features neutral decor and offers access to the kitchen/diner, living room, and downstairs WC. It also houses the property's alarm system and consumer unit. The downstairs WC is conveniently located off the hallway, offering a toilet and a wash basin, finished in neutral tones.

### Kitchen/Diner

The kitchen/diner is a bright and modern open-plan space located at the front of the property. The kitchen is fitted with high-gloss cabinetry and integrated appliances, including an oven, induction hob, extractor fan, fridge/freezer, integrated washing machine and dishwasher. The tiled flooring throughout offers a sleek, easy-to-maintain finish, while the ample worktop space and storage ensure practicality and convenience. The dining area offers generous space for a large dining table, making it the perfect setting for family meals or entertaining guests. A triple-glazed window allows plenty of natural light to fill the room.

### Living Room

Located at the rear of the property, the living room is a generously sized and beautifully presented space, ideal for relaxing or entertaining. It features a set of double patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The dual patio doors allow for an abundance of natural light, giving the room a bright and airy feel throughout the day.

### 1st Floor Double Bedroom 1

This spacious double bedroom features two triple-glazed windows and includes integrated wardrobes, offering excellent built-in storage, along with a gas central heating radiator. With its generous proportions and neutral décor, this room provides a comfortable and versatile space.



### 1st Floor Double Bedroom 2

Again, this spacious double bedroom features two triple-glazed windows and a gas central heating radiator. Currently used as a children's playroom, the room is highly versatile and would work equally well as a bedroom, guest room, or a generous home office.

### Family Bathroom

The neutrally decorated family bathroom is finished to a high standard, featuring a modern three-piece suite comprising a bath with overhead shower and glass screen, wash basin, and toilet. The space is complemented by stylish wall tiling and a heated towel radiator.

### Main Bedroom with En-Suite

The main bedroom is a generously sized and well-presented double room occupying the top floor of the property. It features two large triple-glazed windows, gas central heating radiator, and neutral décor, complemented by a stylish dark blue feature wall and white panelling. The room also benefits from a stylish ensuite shower room, which includes a shower enclosure, toilet, and a wash basin with a vanity unit, finished with modern tiling and a heated towel radiator.

### 2nd Floor Double Bedroom

This spacious double bedroom is located on the second floor and offers a great amount of space. It features two triple-glazed windows and a gas central heating radiator. The room also benefits from fitted wardrobes, providing excellent storage space. Decorated in bright yet subtle tones, the room has a pleasant and welcoming feel. With its generous proportions and neutral décor, this room can easily be adapted to suit a variety of uses.

### Back Garden

The charming yet low-maintenance back garden can be accessed either through the living room via the patio doors in the living room or by a side gate through a wooden fence. The patio area provides a great space for hosting guests, whether it's for outdoor dining or simply enjoying the fresh air and relaxing in the sun. Beyond the patio, there's a raised lawned area—ideal for children to play or for those who enjoy gardening. An outside tap and double plug socket - located behind the garage, add extra convenience.

### Driveway

A driveway provides off-street parking for two vehicles, leading to a separate garage located just a few steps from the property. The garage benefits from power and features an electric car charging port, making it practical for modern living and ideal for additional storage

### Important Information

TENURE - FREEHOLD.

Council Tax Band D.

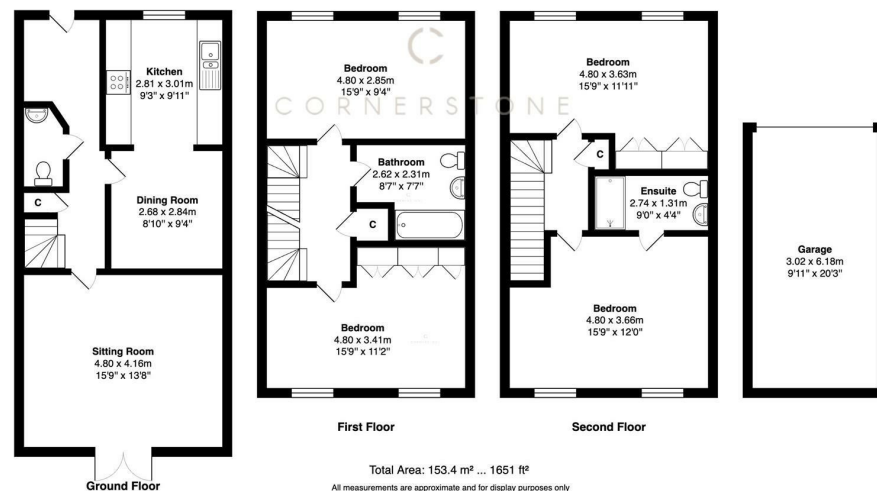
Energy efficient home - EPC Rating B.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.



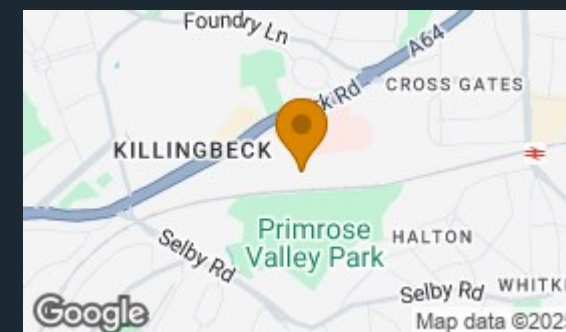
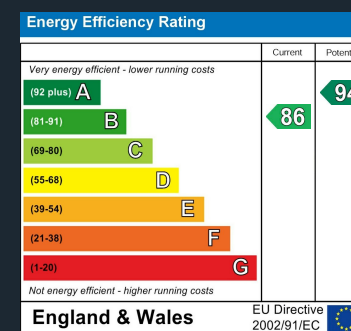


4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority  
Leeds City Council

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Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)