



Magnolia Road | Seacroft | LS14 6WR

£210,000

Two bedroom semi-detached house | Council Tax Band B | EPC rating B

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*** TWO BEDROOM SEMI-DETACHED. NEW DEVELOPMENT.
EASY ACCESS TO LEEDS CITY CENTRE ***

This beautifully presented two bedroom semi-detached offers ready to move into accommodation, with all you would expect from a modern home. An electric vehicle charging point, parking for two and all those finishing details that you don't get when buying through a developer, such as tiling and floor coverings.

The buyer can enjoy sustainable living with this property as it has a state-of-the-art In-Roof Solar Panels, which the seller advises generates an estimated 1470.15 kWh annually.

The accommodation briefly comprises to the ground floor; - entrance hall, fitted dining/kitchen with French windows to the rear garden., guest WC and a spacious living room. To the first floor there is the family bathroom plus two large double bedrooms. To the front is an open-plan garden with a driveway and to the rear an enclosed garden.

The location is conveniently placed for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A1/M1 link Road. The A64 offers routes to the shopping centres available at Killingbeck and Seacroft which has a bus station and there are a wealth of amenities available at Crossgates including a local railway station.

Ground floor

Entrance hall

Entrance hall with stairs to the first floor, composite entry door and a central heating radiator.

Guest w.c

Cloakroom with hand basin, W.C., central heating radiator and a double-glazed window.

Living room 3.91m x 3.68m (12'10 x 12'1)

An open plan living room with a double-glazed window to the front and a central heating radiator.

Kitchen/diner 3.68m x 2.77m (12'1 x 9'1)

The kitchen overlooks and gives access to the rear garden through the double-glazed French windows. Fitted with a range of wall and base units in a light grey finish with contrasting work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap and a ceramic electric hob with extractor hood over. Built under electric oven, plumbed spaces for both a dishwasher and washing machine and space for a tall fridge/freezer. Located just off the kitchen is a large fixture cupboard providing useful storage space.

First floor

Landing

With access to the house bathroom and both bedrooms.

Bedroom One 3.68m x 3.28m (12'1 x 10'9)

A spacious double with views over the rear garden, a central heating radiator and plenty of space for wardrobes and storage.

Bedroom Two 3.68m x 2.74m (12'1 x 9'0)

A second double bedroom placed to the front with a central heating radiator and a double-glazed window.

Bathroom

The house bathroom is partly tiled and comprises; shower with screen over the bath, pedestal hand wash basin, W.C and a double-glazed window.

Exterior

To the front is a drive accessing the single garage with an EV charge point. The rear garden is mainly laid to lawn with a boundary fence and enjoys a sunny aspect.

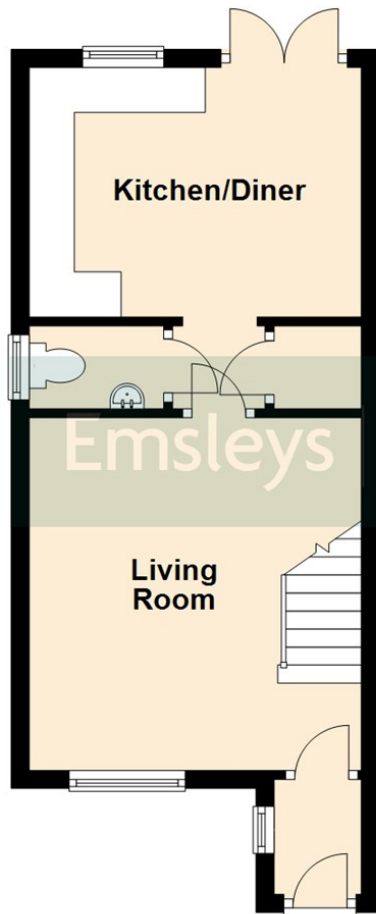
Directions

From our Crossgates office on Austhorpe Road head west and at the junction turn right onto Ring Road. At the roundabout take the first exit onto Crossgates Road. At the next roundabout take the first exit onto York Road. After 0.2 of a mile turn left at the traffic lights onto Magnolia Road and continue. The property can be found on the right hand side.



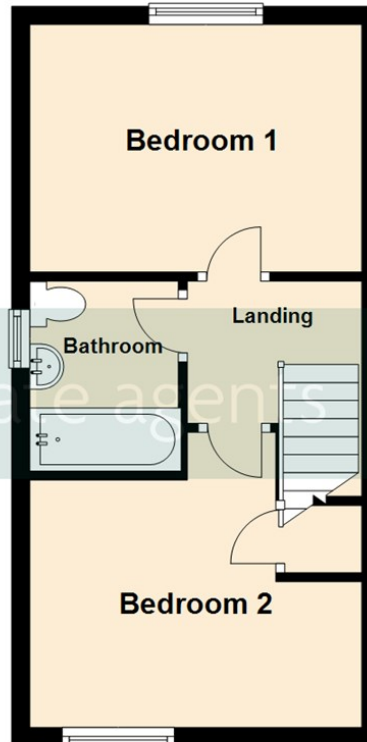
Ground Floor

Approx. 30.0 sq. metres (323.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 58.8 sq. metres (632.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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