



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



**welcome to**

**Magnolia Road, Seacroft Leeds**

William H Brown is proud to present to the market this FOUR bedroom SEMI-DETACHED house for sale now. This property comprises across THREE floors and benefits from a GARDEN and GARAGE to the rear. Viewings are highly recommended to appreciate this family home. Call us now on 0113 260 0945.





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This property comprises on the ground floor of a welcoming entrance hall leading to the kitchen/diner, lounge, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to two bedrooms, bathroom and staircase rising to the second floor. To the second floor there is another two bedrooms; master bedroom with en-suite. Externally, this property benefits from a fully enclosed low maintenance garden to the rear and a garage providing off-street parking.

Situated on a popular development to the East of Leeds. This very convenient location is just a few minutes from the M1 and A1, and equally offers superb local connectivity via the new East Leeds Orbital Road. Fantastic local attractions close by including Temple Newsam House, a selection of schools for all ages, local parks, excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

## Ground Floor

### Entrance Hall

### Lounge

15' 8" x 13' 5" ( 4.78m x 4.09m )

### Kitchen/Diner

20' 4" x 8' 8" ( 6.20m x 2.64m )

### Guest W/C

## First Floor

### Bedroom Three

12' 9" x 15' 8" ( 3.89m x 4.78m )

### Bedroom Four

11' 1" x 15' 8" ( 3.38m x 4.78m )

### Bathroom

## Second Floor

### Bedroom One; En-Suite

12' 5" x 15' 8" ( 3.78m x 4.78m )

### Bedroom Two

12' 2" x 12' 8" ( 3.71m x 3.86m )



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## Magnolia Road, Seacroft Leeds

- SEMI-DETACHED HOUSE; THREE FLOORS
- FOUR BEDROOMS; ONE EN-SUITE
- OPEN PLAN KITCHEN AND DINER
- GUEST W/C
- LOW MAINTENANCE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: A

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110067 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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