



Magnolia Road, Seacroft Leeds LS14 6WQ

welcome to

Magnolia Road, Seacroft Leeds

This beautifully presented property spans three floors and offers three spacious bedrooms, including a private en-suite. The open-plan kitchen and dining area creates a modern, sociable space at the heart of the home. Benefiting from off-street parking via a driveway and garage, plus a rear garden.



Ground Floor

Kitchen/Dining Room

The kitchen is fitted with a full range of wall and base units, complemented by integrated appliances for a sleek, modern finish. A front-facing window provides natural light, while the open layout offers ample space for a dining table—creating the perfect setting for family meals or entertaining guests.

Lounge

A bright and inviting space featuring French-style patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The room is carpeted throughout, offering comfort and warmth—perfect for relaxing or entertaining.

Guest W/C

A convenient ground-floor W/C featuring a wash hand basin and a front-facing window for natural light. Finished with a central heating radiator for added comfort.

First Floor

Bedroom Two

Carpeted throughout, window to the rear, central heating radiator.

Bedroom Three

Carpeted throughout, window to the front, central heating radiator.

Bathroom

A well-appointed bathroom incorporating a three-piece suite, including a bathtub with shower facilities, wash hand basin, and W.C. A side-facing window provides natural light, while a central heating radiator ensures comfort.

Second Floor

Bedroom One; En-Suite

Occupying the entire second floor, the master bedroom is a spacious retreat, carpeted throughout for comfort. A front-facing window floods the room with natural light, and a central heating radiator adds warmth.

The en-suite features a modern design with a walk-in shower, wash hand basin, and W.C., providing convenience and privacy.



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welcome to

Magnolia Road, Seacroft Leeds

- GUIDE PRICE £300,000-£310,000
- SEMI-DETACHED HOUSE; ARRANGED OVER THREE FLOORS
- THREE SPACIOUS BEDROOMS; INCLUDING ONE EN-SUITE
- OPEN-PLAN KITCHEN AND DINING AREA
- ENCLOSED LOW MAINTENANCE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT111306 - 0004

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