



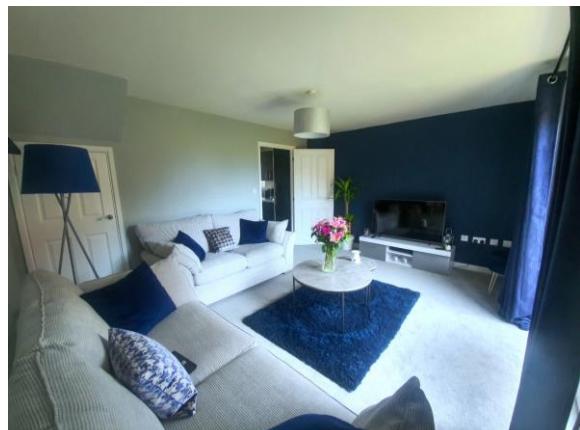
**Magnolia Road, Seacroft Leeds LS14 6WQ**

william  
h brown

welcome to

## Magnolia Road, Seacroft Leeds

LOOKING TO RIGHT-SIZE? Then this THREE BEDROOM family home could be PERFECT for you! Set over THREE FLOORS, this impressive property includes an EN-SUITE to the master bedroom, an ENCLOSED rear GARDEN, PLUS a DRIVEWAY and GARAGE! Contact us to view!



## **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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## Magnolia Road, Seacroft Leeds

- Guide Price £300,000-£310,000
- Semi Detached Family Home
- Accommodation Over Three Floors
- Open Plan Dining Kitchen
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£300,000 - £310,000**



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Property Ref:

CGT111306 - 0007

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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.



Please note the marker reflects the postcode not the actual property



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