



Magnolia Road, Seacroft Leeds LS14 6WQ

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.



view this property online williamhbrown.co.uk/Property/CGT111306



welcome to

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111306



Property Ref:
CGT111306 - 0007

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk