



**Stoneacre**  
Properties



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

**£230,000**

Offered for sale is this beautifully presented two bedroom semi detached house. The property is located on a modern development with local amenities including shops and transport links close by. Comprising: entrance, Kitchen/diner, guest wc, lounge, two bedrooms and a bathroom. Externally there is a garden to the rear with two decking areas and a driveway to the side with an electric car charge point. This house must be viewed early as it will be popular with first time buyers.

## Entrance

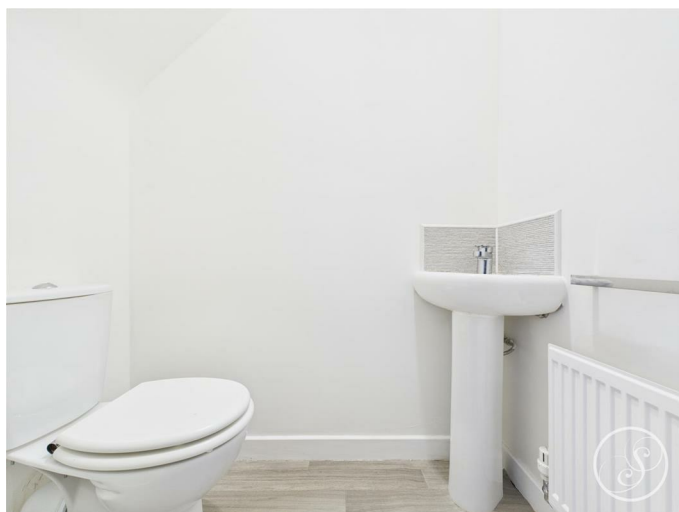
Door to front. Staircase leading to first floor.

## Kitchen/Diner



Fitted with a modern range of wall and base units with worksurfaces over incorporating a sink and drainer unit. Integrated oven, hob, washing machine/dryer, dishwasher and a fridge/freezer. There is double glazed window to the front.

## Guest WC



Fitted with a wc and wash hand basin.

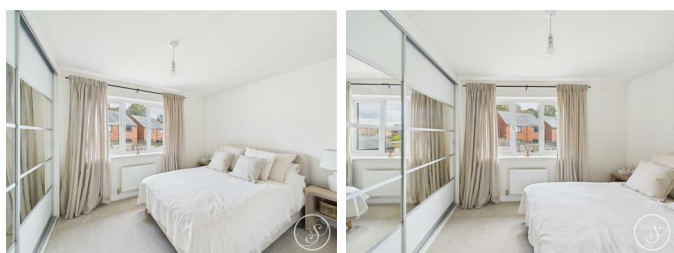
## Lounge



To the rear is French doors that lead out to the garden.

## First Floor Landing

### Bedroom One



Double glazed window to rear. Built in wardrobes.

### Bedroom Two



Double glazed window to front. Built in cupboard.

## Bathroom



Fitted with a white suite comprising: bath with shower over, wash hand basin and wc.

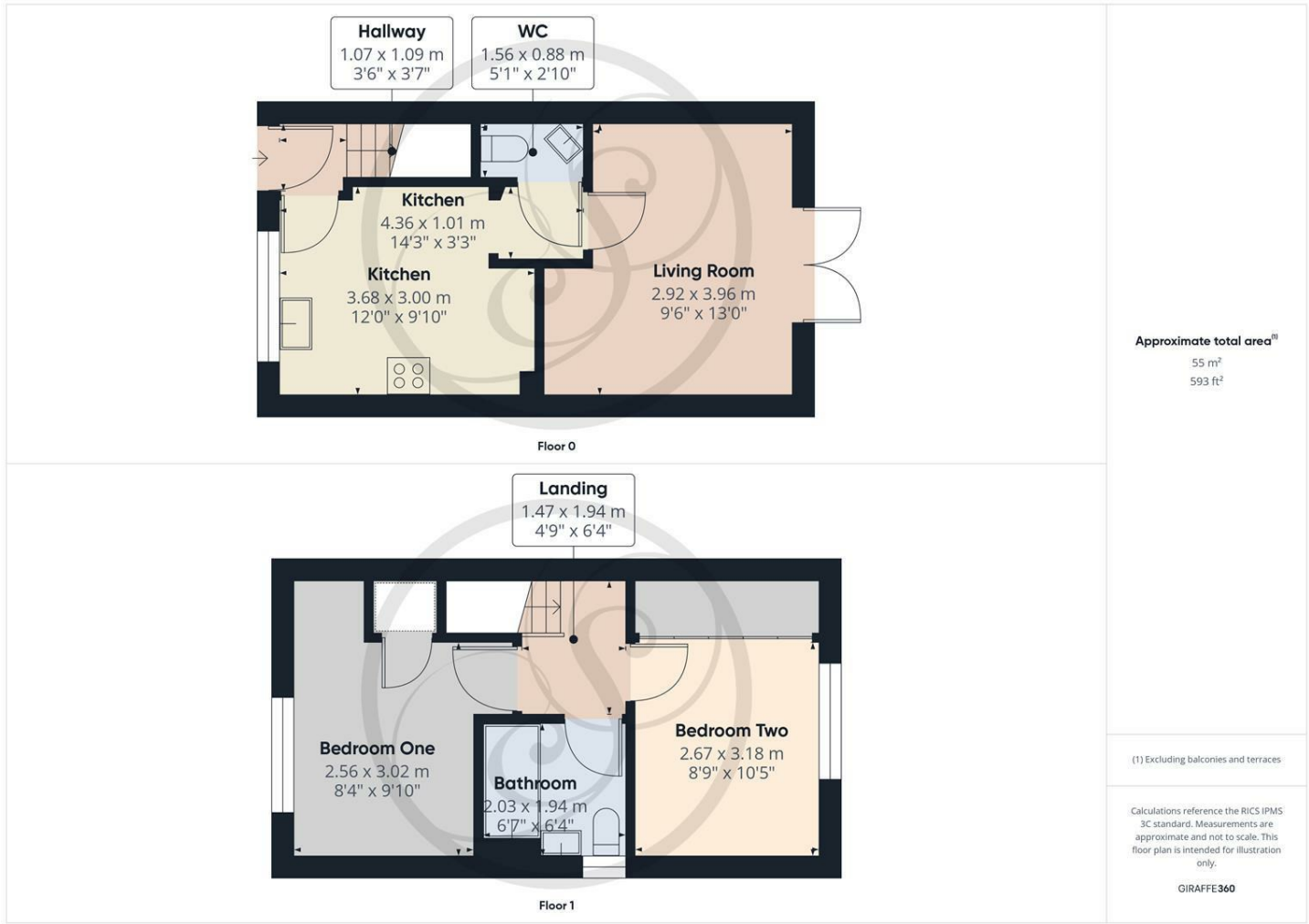
## External



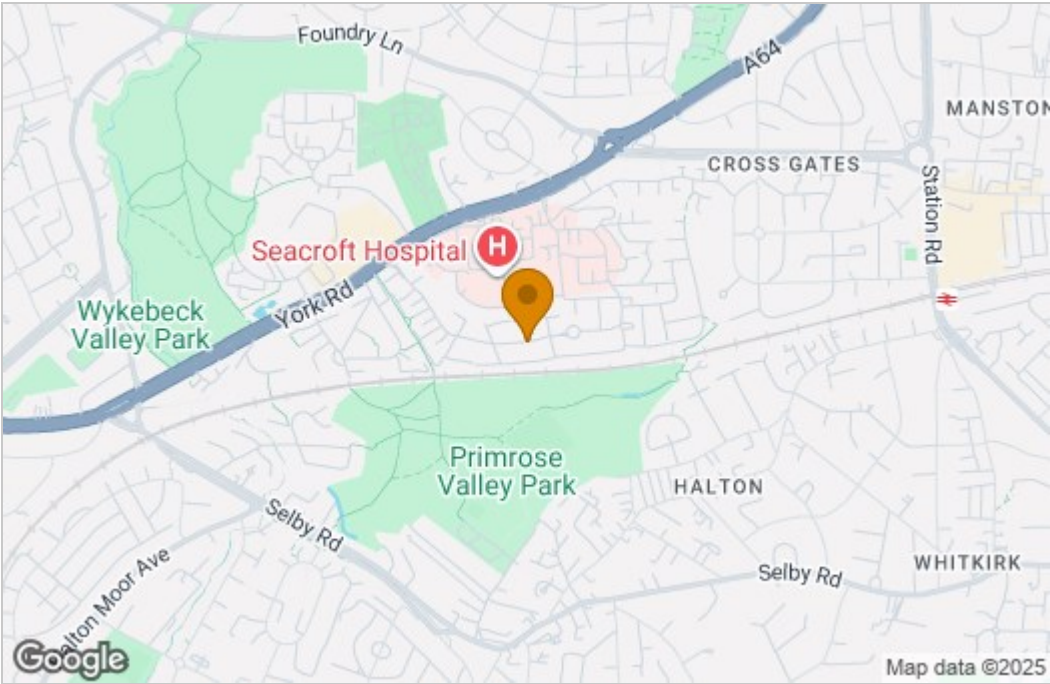
Driveway to side providing space for two cars with an electric car charger. Garden to rear that is laid to lawn with two decking areas.



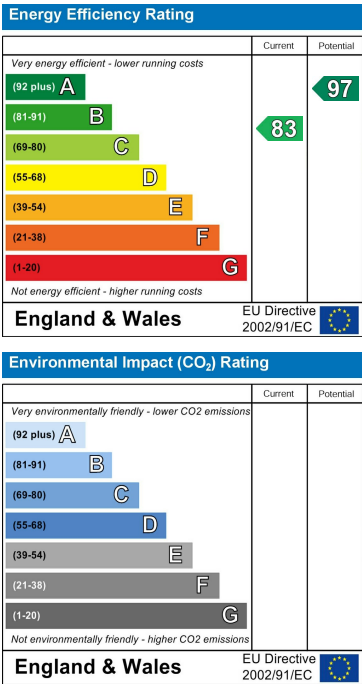
Floor Plan



Area Map



Energy Efficiency Graph



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