



Stoneacre
Properties



Magnolia Road, Leeds, LS14 6WR
Offers Over £350,000

Offered to the market is this stunning four bedroom semi detached house located on Magnolia Road, Leeds. The property is situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, kitchen/diner, lounge, guest w.c, first floor landing, two bedrooms, family bathroom, second floor landing, two bedrooms with master having ensuite. Externally the property benefits from a low maintenance garden with a patio and decking area. Garage to the rear with power and lights. This beautiful property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

ENTRANCE



Door to the front elevation.

HALLWAY

Storage cupboard. Central heating radiator. Stairs leading to first floor landing.

KITCHEN/DINER



Range of wall and base units. Integrated oven with induction hob and extractor fan above. Integrated dishwasher, washing machine, fridge/freezer and wine cooler. Sink and drainer. Double glazed window to the front elevation. Space for dining table and chairs. Central heating radiator.

LOUNGE



French doors leading to the rear garden. Two central heating radiators.

GUEST W.C



Low flush w.c. Wash hand basin. Central heating radiator. Extractor fan.

FIRST FLOOR LANDING

Central heating radiator. Storage cupboard.

BEDROOM FOUR



Two double glazed windows to the front elevation. Central heating radiator.

BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator.

FAMILY BATHROOM



Low flush w.c. Wash hand basin. Bath with shower above. Central heating radiator.

SECOND FLOOR LANDING

Storage cupboard. Loft access.

BEDROOM TWO



Two double glazed windows to the rear elevation. Central heating radiator.

BEDROOM ONE



Two double glazed windows to the front elevation. Central heating radiator. Fitted wardrobes. Door off leading to ensuite.

ENSUITE



Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

GARAGE



Power and light.

EXTERNAL

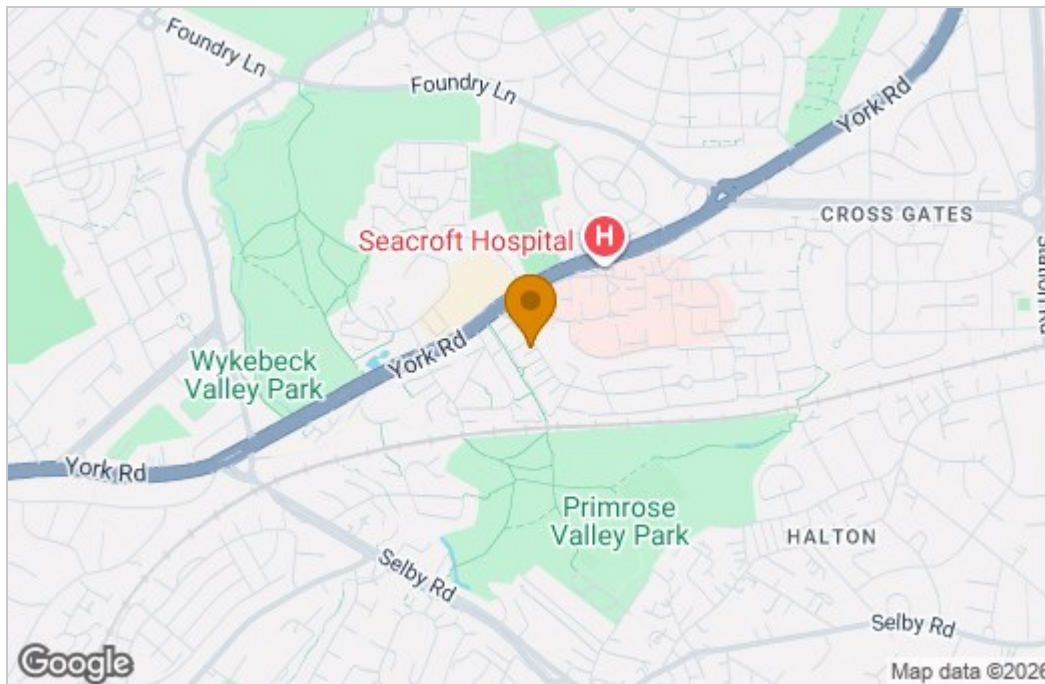


Large patio area along with decking area to the rear. Access to the garden from side and rear elevation.

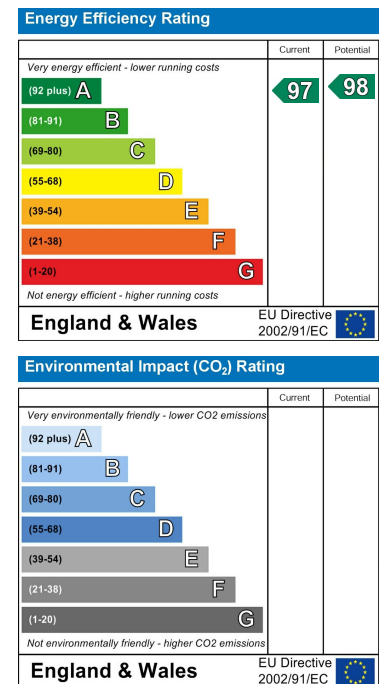
Floor Plan



Area Map



Energy Efficiency Graph



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