



Magnolia Road, Seacroft Leeds LS14 6WR

welcome to

Magnolia Road, Seacroft Leeds

MODERN & STYLISH THROUGHOUT with TWO double bedrooms, this BEAUTIFULLY PRESENTED semi detached home could be the PERFECT MOVE for you! Offering a DRIVEWAY for off street parking, and an ENCLOSED REAR GARDEN ideal for entertaining, this is a MUST VIEW property!



Entrance Hall

Having an entrance door to the front aspect, and stairs to the first floor landing.

Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surface over. Also includes an electric oven, gas hob, splash back and a cooker hood over. Also includes the sink and drainer, tiled flooring, plumbing for a washing machine & dishwasher, space for fridge freezer. Double glazed window to the front and a door to the w.c.

Ground Floor W.C

Equipped with a wash hand basin and the low level flush w.c.

Lounge

With double glazed French doors leading out to the rear garden, and a gas central heating radiator.

First Floor Bedroom One

Double glazed window to the front, built in storage, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Part tiling, extractor fan, heated towel rail and a double glazed window to the side.

Exterior

Externally the property has paving to the front aspect with a driveway off to the side, plus an enclosed garden to the rear which is mostly laid to lawn and includes a patio seating area.



check out more properties at williamhbrown.co.uk



welcome to

Magnolia Road, Seacroft Leeds

- Semi Detached Home
- Two Double Bedrooms
- Ideal for First Time Buyers
- Modern & Well Presented Throughout
- Ground Floor W.C

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CGT112033 - 0006

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.

Not for marketing purposes INTERNAL USE ONLY



0113 260 0945



Crossgates@williamhbrown.co.uk



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



williamhbrown.co.uk