



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Stoneacre Properties

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Magnolia Road, Seacroft, LS14 6WR

£1,550 Per Calendar Month

- **THREE BEDROOM**
- **TWO BATHROOMS**
- **EPC RATING B**
- **COUNCIL TAX BAND C**
- **GARAGE AND DRIVEWAY**
- **MODERN**
- **GREAT LOCATION**
- **AVAILABLE EARLY SEPTEMBER**

Stoneacre Properties are delighted to offer this 3 bedroom property to rent on Magnolia Road in Seacroft, Leeds. This new built home boasts three well-proportioned bedrooms, making it ideal for families or professionals looking for extra space.

The property features a contemporary bathroom, ensuite and separate downstairs W/C ensuring convenience for all residents. The spacious layout is complemented by a garage and a driveway, providing ample parking for up to two vehicles.

One of the standout features of this home is the large rear garden. The garden offers a wonderful space for relaxation and entertaining guests during the warmer months.

This unfurnished property comes equipped with essential white goods, allowing you to move in with ease and personalise the space to your furniture taste.

With its modern design and practical amenities, this semi-detached house on Magnolia Road is a fantastic choice for anyone looking to rent in a vibrant and friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

AVAILABLE EARLY SEPTEMBER

