



Stoneacre
Properties



Magnolia Road, Leeds, LS14 6WR

£330,000

Offered for sale is this modern energy-efficient home, featuring a modern heating system and solar panels that help to save on energy costs. This semi-detached house located on Magnolia Road spans over three floors, offering ample space for families or those seeking a comfortable home. As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The contemporary kitchen is equipped with built-in appliances, making meal preparation a delight. Additionally, there is a convenient guest WC on the ground floor. The property boasts four well-proportioned bedrooms, with the master bedroom featuring its own ensuite shower room for added privacy and convenience. A stylish house bathroom serves the remaining bedrooms, ensuring that everyone has access to modern facilities. Outside, you will find a lovely rear garden, ideal for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. The property also includes a garage, providing valuable storage space or additional parking.

Situated in a popular location, this home offers easy access to Leeds city centre, making it perfect for commuters and those who enjoy the vibrant city life. This semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with excellent amenities nearby. Don't miss the chance to make this delightful property your new home.

Entrance Hall



External door to front. Staircase leading to first floor. Central heating radiator.

Kitchen/Diner



The contemporary kitchen/diner is beautifully appointed with sleek high-gloss units, integrated appliances and a wine fridge. Space for dining.

Lounge



Patio door leading out to the rear garden. Central heating radiator.

Guest WC



Fitted with a wc and wash hand basin.

First Floor Landing

Staircase leading to second floor.

Bedroom



Two double glazed windows. Central heating radiator.

Bedroom



Two double glazed windows. Central heating radiator.

Bathroom



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

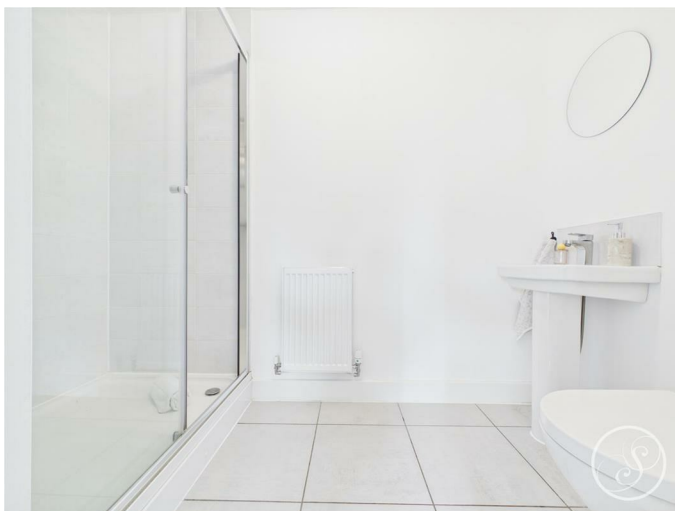
Second Floor Landing

Master Bedroom



Two double glazed windows. Central heating radiator. Access into ensuite.

Ensuite Shower Room



Fitted with a shower, wash hand basin and wc.

Bedroom



Two double glazed windows. Central heating radiator.

External



To the front is a lawned area with path leading to the front door. To the side is a drive leading to a garage. To the rear is a private south-facing enclosed garden with patio and decked entertaining areas.

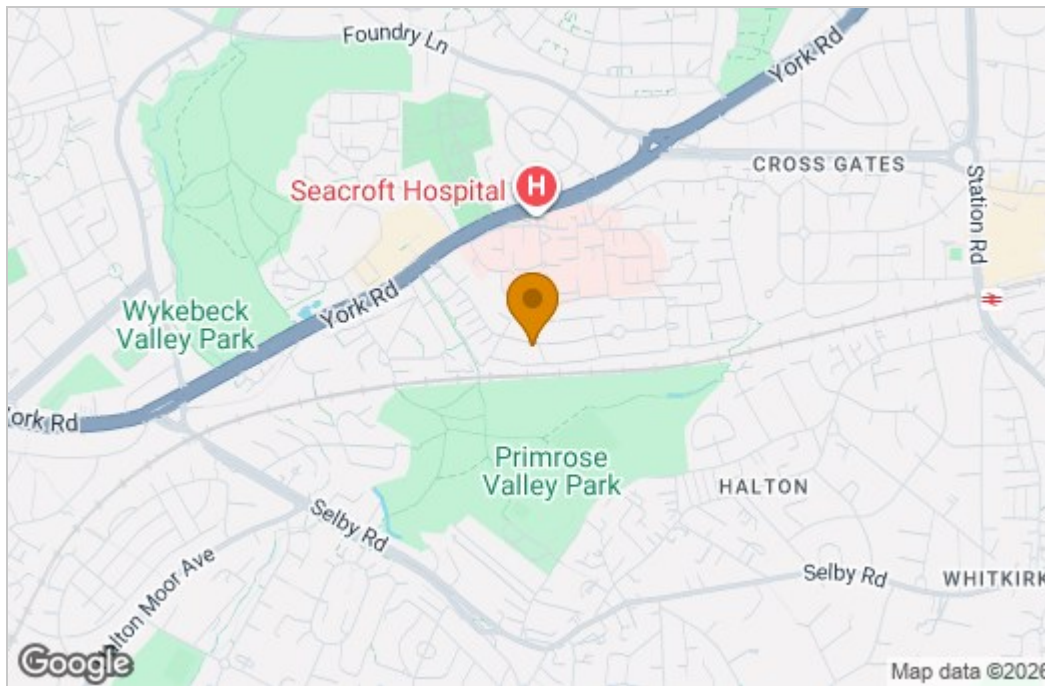
Garage

Power, light, up and over door.

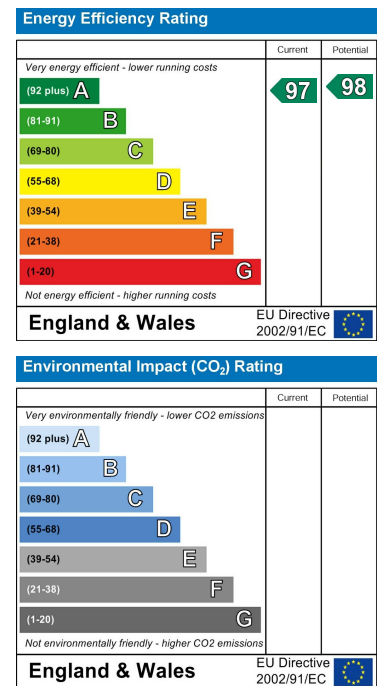
Floor Plan



Area Map



Energy Efficiency Graph



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