



Magnolia Road, Seacroft Leeds LS14 6XT

welcome to

Magnolia Road, Seacroft Leeds

MODERN & well presented throughout, this SUPERB SEMI DETACHED home is ideal for the young family and includes a GROUND FLOOR W.C as well as OFF STREET PARKING! Viewing is a MUST so make sure you contact William H Brown Crossgates to secure your appointment!



Entrance Hall

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

W.C

Equipped with a low level flush w.c, a wash hand basin, gas central heating radiator, and a double glazed window to the front.

Dining Kitchen

Comprising of a fitted kitchen with a range of both wall and base units, with work surfaces over, and includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back and a cooker hood unit over. Double glazed window to the front.

Living Room

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Double glazed window to the rear and a gas central heating radiator.

Exterior

Externally the property has a buffer garden to the front and a driveway to the side.

To the rear is an enclosed garden space which is mostly laid to lawn and has a garden shed and an outdoor tap.



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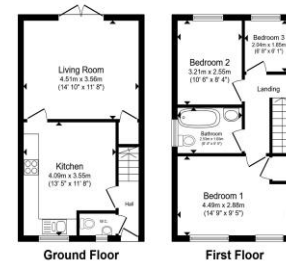
welcome to

Magnolia Road, Seacroft Leeds

- Semi Detached Home
- Three Bedrooms
- Ground Floor W.C
- Kitchen With Built In Appliances
- Enclosed Rear Garden

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

£275,000



Total floor area: 69.9 m² (752 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and annotations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.properfloor.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111962 - 0002

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