



Magnolia Road | Seacroft | LS146WR

Four Bedroom Semi-Detached House | Council Tax Band C | EPC Rating B

Offers Over
£310,000

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*** SEMI-DETACHED HOUSE * FOUR DOUBLE BEDROOMS * GARAGE & PARKING ***

Presenting an exceptional opportunity to acquire an immaculate semi-detached house that effortlessly combines contemporary style with practical family living. Ideally positioned with convenient access to public transport links, local amenities, green spaces, and established cycling routes, this four-bedroom home is perfectly suited for families seeking a balance of comfort and connectivity.

Upon entering, you are welcomed by a light-filled reception room, complete with large windows that offer delightful views of the garden and provide direct access to the well-maintained outdoor space. The adjacent kitchen features generous dining space, catering perfectly for both everyday family meals and more formal entertaining.

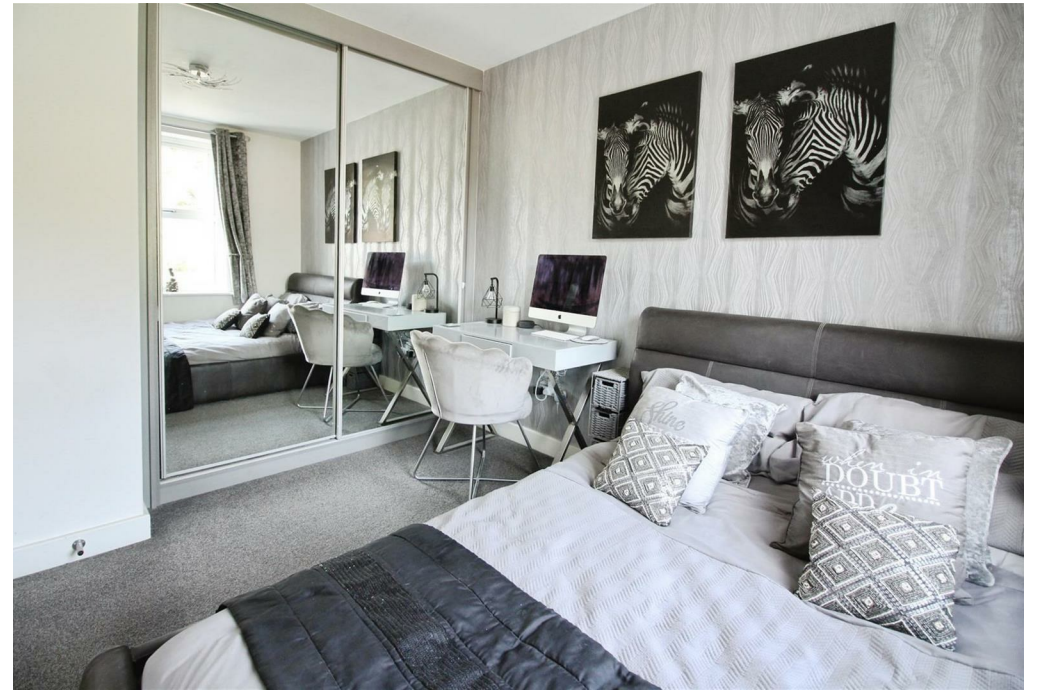
The property boasts four spacious double bedrooms, each thoughtfully designed to maximise space and comfort. The master bedroom benefits from its own en-suite and built-in wardrobes, while a second double bedroom also features built-in storage solutions. Two further double bedrooms ensure ample accommodation for both family members and guests.

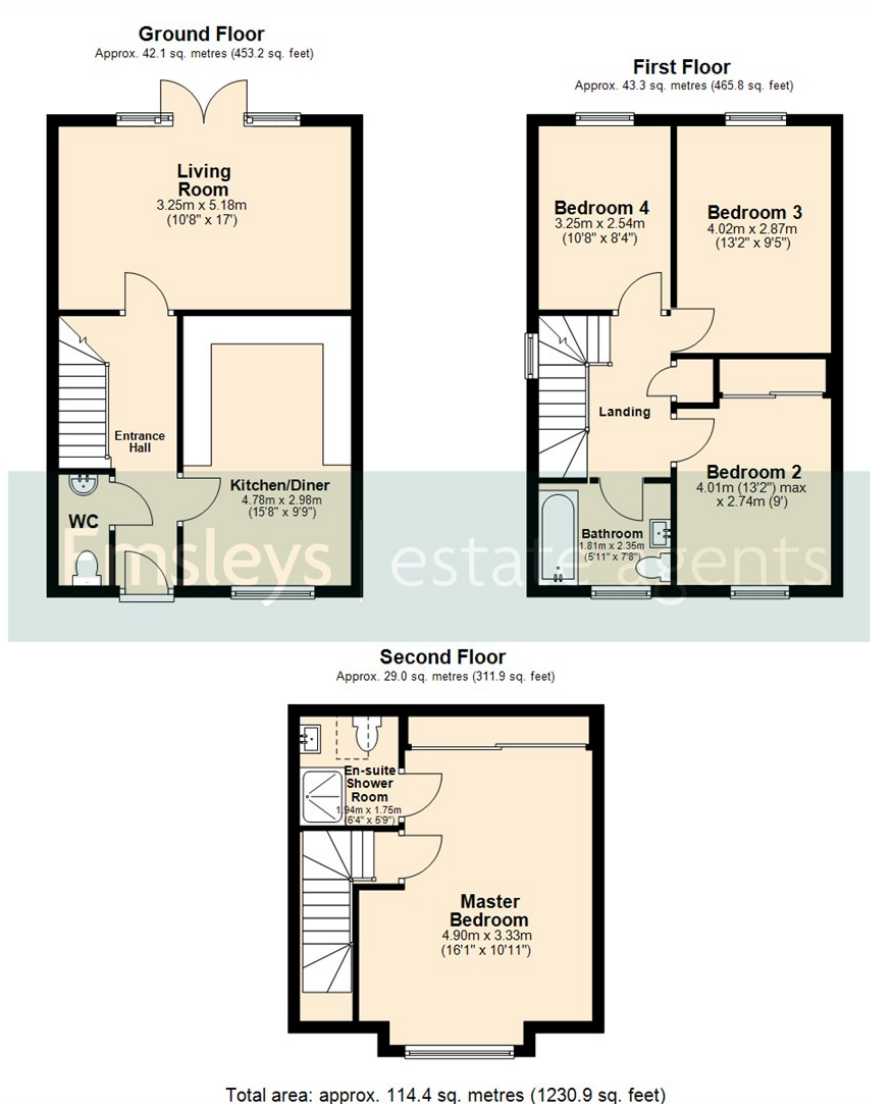
A stylish bathroom is fitted with a contemporary rain shower and heated towel rail, offering a touch of luxury to your daily routine.

Externally, the property offers a private garden, ideal for relaxing or play. Parking is provided via a single garage and additional off-street parking, enhanced by the convenience of EV charging for electric vehicles.

This superb family residence combines immaculate interiors with a superb location, creating an inviting and practical home ready for immediate occupation. Early viewing is highly recommended to fully appreciate the outstanding quality and lifestyle potential on offer.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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