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2 Eden Court, Leeds, LS4 2BF

O.I.R.O £270,000

Property Images



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Property Images



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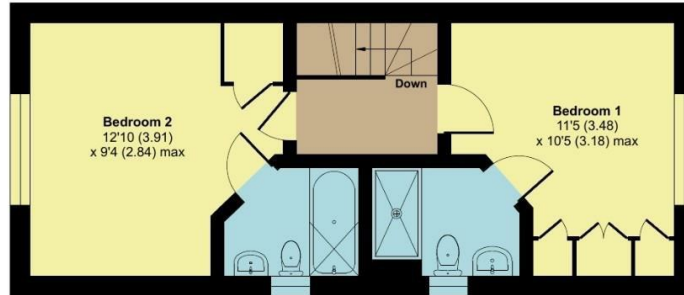
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Property Images

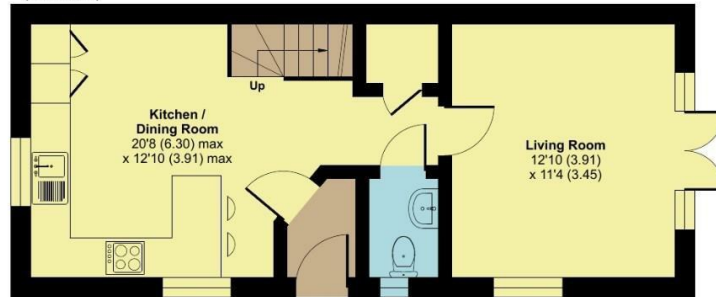
Eden Court, Leeds, LS4

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 39 SQ M
(419 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 39 SQ M
(419 SQ FT)

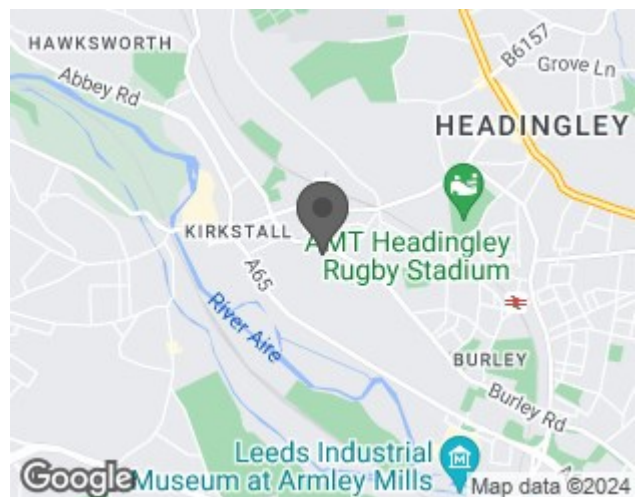


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1087645

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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		

Map



Details

Type: House - End Terrace Beds: 2 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Eden Court is located in a popular location, offering easy access to Leeds City Centre, Kirkstall retail park, as well as within easy commuting distance of Universities and Headingley. This stylish modern, two bedroom, two bathroom is ideal for a first time buyer or downsizer.

Some of the fantastic features of this property include:

- Modern open plan kitchen with breakfast bar and dining area
- Large light and bright living room with access to the beautiful rear garden
- Downstairs W.C
- Two double bedrooms master having en-suite shower room and attractive fitted wardrobes. The second double bedroom benefits from en-suite sleek bathroom with shower over bath
- Enclosed private garden having a wonderful, decked seating area with pergola to the rear and low maintenance gardens to the front and side of the property
- Move in ready – must be viewed to appreciate what this fantastic home has to offer
- Parking bay
- Popular location, ideal for commuting, close to train station

The location of the property is conveniently placed to access an extensive range of amenities at Kirkstall Bridge Shopping Park which includes a supermarket and shops and also Cardigan Fields which includes a range of restaurants and leisure facilities. Headingley is located nearby and is a cosmopolitan suburb offering an abundance of amenities including shops, bars and restaurants. In addition, there are excellent transport links towards Leeds city centre and popular school catchment area with "outstanding" Ofsted grading.

We expect strong interest, call now to book your viewing!

Features

- TWO DOUBLE BEDROOM END TERRACE • TURN KEY READY • TWO EN-SUITES & DOWNSTAIRS WC • KITCHEN / DINER • SPACIOUS LOUNGE • BEAUTIFUL REAR GARDEN WITH LAWN & DECKED SEATING AREA WITH PERGOLA • OFF STREET PARKING • EPC RATING: B • COUNCIL TAX BAND:- B