



Eden Court, Leeds LS4 2BF

welcome to

Eden Court, Leeds

Introducing a modern 2 bed mid-terraced property with 2 en-suites. Featuring off street parking and enclosed garden to the rear. Perfectly blending comfort and style, this home offers convenience in a sought after location.



Eden Court

A beautifully presented and modern two bedroom mid terrace property, offering the perfect blend of contemporary living and comfort. In brief the accommodation comprises; entrance porch, kitchen, lounge, downstairs wc and two bedrooms with en-suites. Externally the property offers off street parking and an enclosed rear garden. Situated in a highly popular and sought after location, this property benefits from easy access to local amenities and transport links as well as being within the catchment area of good schools.

Entrance Porch

The front entry door opens in to the porch.

Kitchen

16' 6" x 12' 9" (5.03m x 3.89m)
Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated fridge freezer and plumbing for washing machine. Breakfast bar, under counter lighting and LVT flooring. Double glazed window to the front elevation.

Inner Hallway

The inner hall way has a storage cupboard and provides access to the W.C.

Downstairs W.C

Fitted with a wash hand basin and low flush wc.

Lounge

11' 3" x 12' 9" (3.43m x 3.89m)
The lounge is carpeted with double glazed patio doors opening out to the rear garden.

First Floor Landing

Stair rise from the kitchen up to the first floor landing.

Bedroom One

12' 6" x 12' 9" (3.81m x 3.89m)
A double bedroom with storage cupboard and double glazed window to the front elevation.

En-Suite

A white three piece suite comprising; panelled bath with rainfall shower over and screen to the side, pedestal wash hand basin and low flush wc. Chrome ladder style radiator, LVT flooring and part tiling to walls.

Bedroom Two

11' 3" x 12' 9" (3.43m x 3.89m)
A second double bedroom with double glazed window to the rear elevation.

En-Suite

Fitted with a walk in shower cubicle with rainfall shower head, pedestal wash hand basin and low flush wc. Chrome ladder style radiator, LVT flooring and part tiling to walls.

Externally

To The Front

At the front of the property there is a parking space and a path leading to the front door.

To The Rear

At the rear of the property there is a lawned garden with paved patio area, enclosed by timber fencing.



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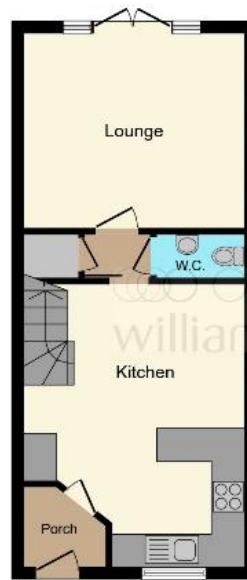
Eden Court, Leeds

- Guide Price - £250,000 - £260,000
- Mid-Terraced Property
- Two Double Bedrooms
- Two En-suites
- Parking & Rear Garden

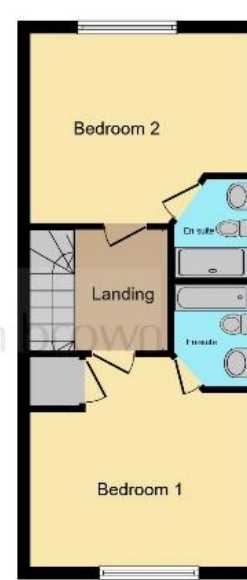
Tenure: Freehold EPC Rating: B

guide price

£250,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108288 - 0002

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