



Eden Drive, Leeds LS4 2TL

welcome to

Eden Drive, Leeds

A three bedroom semi detached house, set within a popular and convenient location for access to all the facilities of both Headingley and Burley as well as travel links to Leeds city centre.



Eden Drive

A three bed semi detached house located within a popular and sought after residential area of Burley. The property is ideally placed for access to all of the amenities that both Kirkstall and Headingley have to offer, including transport links to the city centre and surrounding areas. In brief the property comprises; entrance hall, lounge, second reception room, kitchen, 3 bedrooms, shower room and separate wc. Externally the property offers a driveway and garage as well as gardens to the front and rear.

Entrance Hall

The front entry door opens in to the porch, which in turn opens in to the entrance hall.

Lounge

14' 2" x 12' 3" (4.32m x 3.73m)

Feature fireplace with a mantle, surround and hearth and a double glazed bay window to the front elevation.

Dining Room

14' 8" x 11' 3" (4.47m x 3.43m)

Feature fireplace with a mantle, surround and hearth and a double glazed half bay window to the rear elevation.

Kitchen

6' 6" x 12' 4" (1.98m x 3.76m)

Fitted with a range of wall and base units with complimentary roll edge work surfaces which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; eye level oven with integrated microwave above and electric hob. Integrated fridge freezer and plumbing for washing machine. Double glazed window to the side elevation and a door to the rear leads out to the garden.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

Bedroom One

14' 5" x 8' 9" (4.39m x 2.67m)

A double bedroom with a fitted wardrobes and double glazed bay window to the front elevation.

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)

A second double bedroom with fitted wardrobes. Double glazed window to the rear elevation.

Bedroom Three

10' 3" x 7' 7" (3.12m x 2.31m)

With a double glazed window to the front elevation.

Shower Room

With a walk in shower and a pedestal wash hand basin. Panelled walls and a storage cupboard. double glazed window to the rear elevation.

Separate Wc

With a low flush wc and double glazed window to the side elevation.

Externally

To The Front

At the front of the property there is a gated driveway which extends down the side of the house, as well as a raised bedding area which is pebbled with planted borders.

To The Rear

The property benefits from a good sized rear garden which has a paved patio area a lawned area and planted borders.

Garage

The garage has side hinged doors and a window to the rear elevation.



check out more properties at williamhbrown.co.uk



welcome to

Eden Drive, Leeds

- Guide Price - £250,000 - £260,000
- Semi Detached House
- Three Bedrooms
- Driveway & Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: E

guide price

£250,000



Ground Floor



First Floor

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 orientation 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 inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HEA108370 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk