



**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**

12' 10" x 16' 7" ( 3.91m x 5.05m )

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a 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 and under counter lighting. 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 Wc**

Fitted with a wash hand basin and low flush wc. Radiator.

### **Lounge**

12' 10" x 11' 3" ( 3.91m x 3.43m )

With a radiator and 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' 10" x 12' 7" ( 3.91m x 3.84m )

A double bedroom with a radiator 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 and part tiling to walls.

### **Bedroom Two**

12' 9" x 11' 3" ( 3.89m x 3.43m )

A second double bedroom with radiator 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 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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welcome to

## Eden Court, Leeds

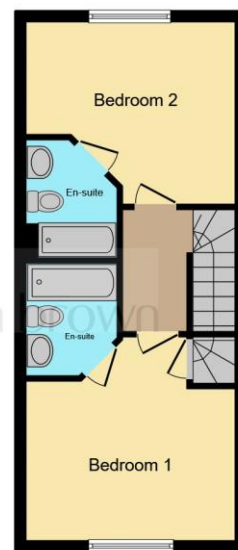
- Mid-Terraced Property
- Two Double Bedrooms
- Two En-Suites
- Parking & Rear Garden
- Highly Sought After Location.

Tenure: Freehold EPC Rating: B

# £259,950

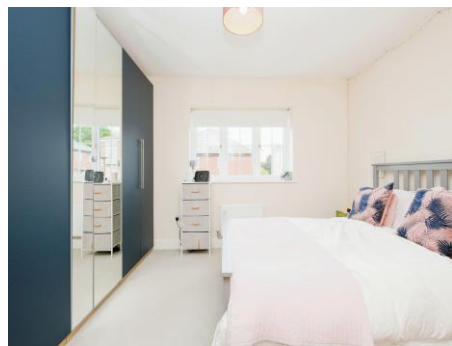


Ground Floor



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



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Property Ref:  
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