



**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.



**view this property online** [williamhbrown.co.uk/Property/HEA108542](http://williamhbrown.co.uk/Property/HEA108542)



**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

**£252,500**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA108542](http://williamhbrown.co.uk/Property/HEA108542)



Property Ref:  
HEA108542 - 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](mailto:Headingley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**