



Eden Crescent, Leeds LS4 2TS

welcome to

Eden Crescent, Leeds

Beautifully presented three double bedroom semi-detached home featuring a stunning open-plan kitchen/diner, bay-fronted lounge, utility room and stylish four-piece bathroom. Boasting off-street parking, detached garage and an enclosed rear garden, ideally situated in a popular residential location.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

A welcoming hallway with stairs leading to the first floor.

Living Room

A beautifully presented living room, filled with natural light from an attractive bay window to the front elevation. The room offers ample space for comfortable seating and is centred around a charming wood burning stove set beneath a characterful timber mantel, creating an inviting focal point. Built-in shelving to either side of the chimney breast provides both display and storage space, while neutral décor and soft carpeting enhance the warm and welcoming atmosphere. A wonderful room for relaxing and entertaining alike.

Kitchen/Diner

A stunning kitchen/diner, beautifully fitted with a comprehensive range of shaker-style wall and base units complemented by solid wood-effect work surfaces and contemporary tiled splashbacks. The kitchen incorporates an integrated microwave, inset sink and a range-style cooker with extractor hood above, while a breakfast bar provides additional preparation space and casual seating. There is ample room for a family dining table, creating the perfect setting for both everyday living and entertaining. Finished with attractive flooring and recessed lighting, this stylish and well-designed space forms the heart of the home.

Utility Room

A useful and practical utility room providing space for laundry appliances and additional household storage. Fitted with shelving to maximise organisation.

Downstairs Wc

A convenient ground floor WC fitted with a modern low-level WC and contemporary vanity unit incorporating a hand wash basin with useful storage below.

Bedroom One

A spacious and well-presented double bedroom, enhanced by a large bay window that floods the room with natural light while creating an attractive focal point. Offering ample space for a double bed and additional freestanding furniture.

Bedroom Two

A good-sized second double bedroom offering comfortable accommodation and excellent versatility. The room benefits from a large window that allows plenty of natural light to flood in, creating a bright and airy feel throughout. There is ample space for a double bed and additional bedroom furniture.

Bedroom Three

A well-proportioned double bedroom, currently utilised as a nursery, enjoying a bright and airy feel thanks to the attractive bay window that allows an abundance of natural light to flood the room.

Bathroom

A stylish and generously proportioned four-piece family bathroom, beautifully finished with contemporary tiling throughout. The suite comprises a paneled bath, separate glazed corner shower cubicle, low-level WC and a modern vanity unit incorporating a wash hand basin with useful storage below.

Loft

The loft has been boarded and offers a great storage space.

Externally

The property is set back from the road behind a low-maintenance front garden with attractive planted

borders, creating a welcoming first impression. A driveway to the side provides valuable off-street parking. The rear garden provides a lovely outdoor space, ideal for relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by well-stocked borders, mature shrubs and established trees that create a pleasant green outlook and a good degree of privacy.

Garage

A detached garage, perfect for storage.



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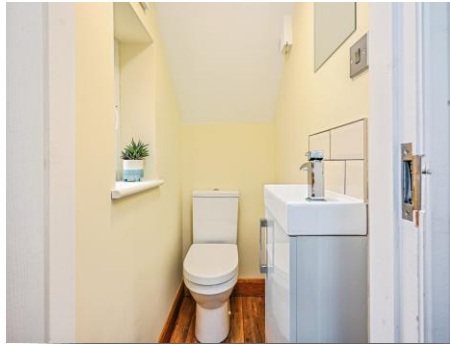
Eden Crescent, Leeds

- THREE DOUBLE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING OPEN-PLAN KITCHEN/DINER
- BAY-FRONTED LIVING ROOM WITH MULTI-FUEL STOVE
- MODERN FOUR-PIECE FAMILY BATHROOM

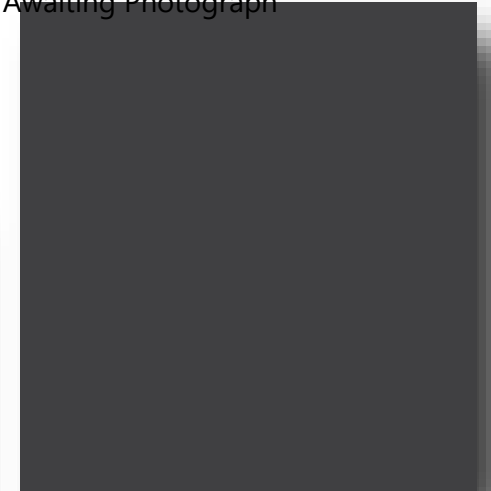
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£300,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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