



Eden Mount, Leeds LS4 2TD

welcome to

Eden Mount, Leeds

- GUIDE PRICE £260,000 TO £270,000
- Spacious family home in an ideal location
- Close to local amenities and a popular retail park
- Front and rear gardens with ample storage
- Excellent transport links

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£260,000

Front Garden

A well-presented front garden featuring a brick-paved driveway alongside a neat lawn and paved pathway. Bordered by a side wall and mature bushes, the space offers an attractive and practical approach to the property.

Lounge

A generously sized lounge featuring a soft fitted carpet and an attractive bay window to the front, filling the room with natural light. Featuring a gas fire with surround and complemented by a radiator for added comfort. A bright, inviting space ideal for relaxing or entertaining.

Kitchen

A practical and well-equipped kitchen fitted with classic shaker-style units and laminate worktops, complemented by a tiled splashback. A rear-facing window brings in natural light, while the wall-mounted boiler is neatly positioned for convenience. The space includes a freestanding washing machine, gas cooker, undermount fridge, and an integrated fridge freezer. Finished with a radiator and easy-care lino flooring, this kitchen offers both functionality and everyday comfort.

Dining Room

A well-proportioned dining room featuring a fitted carpet and a rear-facing window that brings in plenty of

natural light. The gas fire with surround creates a focal point, while built-in storage adds practical convenience. Finished with a radiator for comfort, this is an inviting space ideal for family meals or entertaining.

Landing

A carpeted landing area with a side-facing window providing natural light, complete with a loft hatch offering additional storage access.

Bedroom 1

A spacious double bedroom featuring a soft fitted carpet and an attractive bay window to the front, filling the room with natural light. The space includes a radiator for comfort and easily accommodates a double bed along with freestanding furniture, making it a bright and versatile main bedroom.

Bedroom 2

A spacious double bedroom featuring a fitted carpet and a rear-facing window. The room comfortably accommodates a double bed along with freestanding furniture, making it a bright and versatile space.

Bedroom 3

A cosy single bedroom featuring a fitted carpet and a front-facing window that brings in natural light. The room includes a radiator for comfort and is ideal as a guest space, or home office.



view this property online williamhbrown.co.uk/Property/HEA109792



Property Ref:

HEA109792 - 0006

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



0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk