

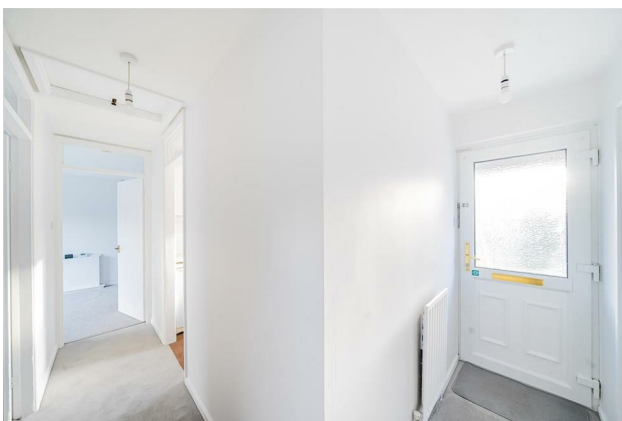
# HUNTERS®

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**Haven Croft, Cookridge, LS16**

**Guide Price £240,000**

**Property Images**





## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





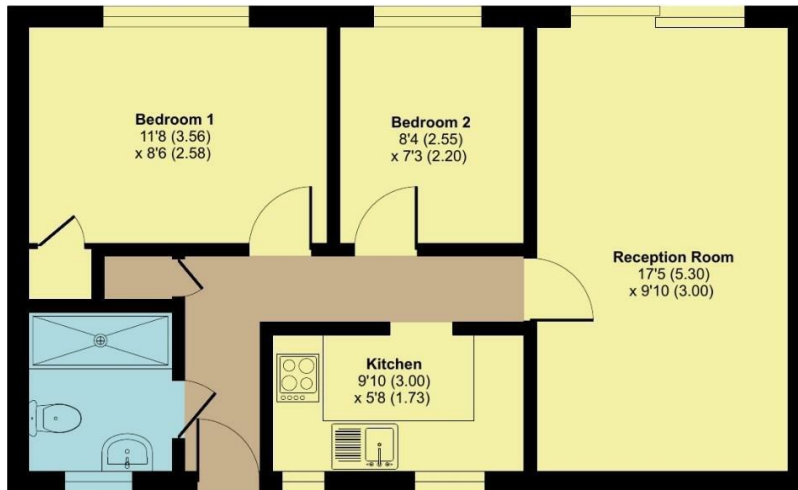
## Haven Croft, Leeds, LS16

Approximate Area = 517 sq ft / 48 sq m

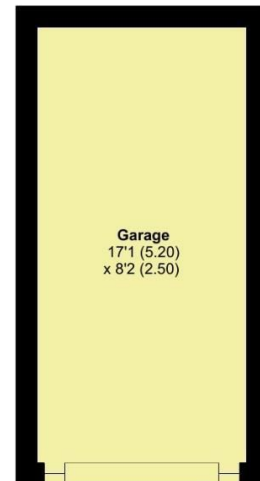
Garage = 140 sq ft / 13 sq m

Total = 657 sq ft / 61 sq m

For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 48 SQ M**  
**(517 SQ FT)**



**GARAGE**  
**AREA 13 SQ M**  
**(140 SQ FT)**

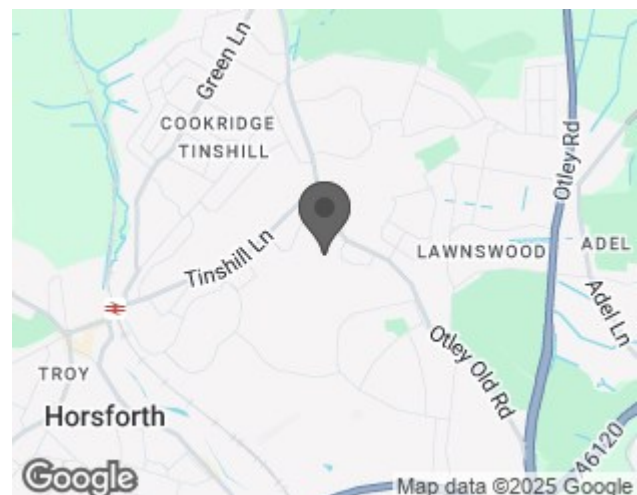


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1258843

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Semi Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Haven Croft is a superb, much-loved two-bedroom semi-detached bungalow offered for sale chain-free. Located in a sought-after area of Cookridge, this home is conveniently close to amenities such as a supermarket, countryside walks, eateries, gyms, a golf course, doctors, and has excellent commuter links to the City Centre.

## Key Features:

- **Popular Location:** Situated on a quiet cul-de-sac.
- **Move-In Ready:** Recently decorated throughout with new carpets, making this the perfect opportunity to move straight in.
- **Energy Efficient & Secure:** The property boasts a recently updated consumer unit, Surestop water cut-off switch, 300mm Rockwool insulation, Planitherm One toughened high-performance double glazing, and a recently fitted APECS diamond-grade high-security front door lock.
- **Entrance Hallway:** Features an airing cupboard housing the Worcester Bosch Condensing Combi boiler.
- **Spacious Lounge/Diner:** A bright and airy space with patio doors leading to the delightful patio area.
- **Kitchen:** Offers ample worktop space and storage, a newly installed hob with Ariston overhead extractor, built-in Ariston plug-in oven, indesit washer dryer and fridge. The kitchen overlooks the front of the property into the cul-de-sac.
- **Bedrooms:** Both bedrooms overlook the delightful rear garden, with the main bedroom benefitting from a storage cupboard.
- **Shower Room:** Features an Aquability easy-access walk-in shower, sink, and WC.
- **Front Garden & Driveway:** The low-maintenance lawn and driveway provide off-street parking and direct access to the garage, which has electric power. Behind the garage is additional space and a garden shed.
- **Rear Garden:** Accessed via a gated side entrance or patio doors from the lounge, this fully enclosed and secure garden is simply delightful. Offering a lawn, patio, and mature borders, the rear garden provides a pretty outlook and privacy — an ideal space to relax and unwind.

If you are seeking a quiet bungalow that is close to amenities and move-in ready, this property is perfect for you. Book your viewing today!

## Features

- CHAIN FREE • TWO BEDROOM • SEMI DETACHED BUNGALOW • RECENTLY DECORATED & NEW CARPETS • AQUABILITY WALK IN SHOWER • DELIGHTFUL REAR GARDEN • DRIVEWAY AND GARAGE • CUL DE SAC LOCATION • EPC RATING:- C • COUNCIL TAX BAND:- C