



**£269,950**  
**Haven Croft,**  
**Cookridge, LS16**



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**A MODERN finished TWO bedroomed 694 SqFt SEMI-DETACHED house with DOUBLE GLAZING and GAS CENTRAL HEATING system. The dwelling has a CONTEMPORARY OPEN PLAN LIVING ROOM/STAIRCASE and KITCHEN/DINING AREA/CONSERVATORY. The property is LIGHT and AIRY with a SOUTH EAST facing REAR GARDEN area with MATURE borders.**

Discover the modern charm of 7 Haven Croft, Cookridge, LS16 6SF. This stunning and beautifully finished two bedroom semi-detached home offers a light and airy atmosphere, contemporary open plan living, and a stylish kitchen/dining area. With integrated appliances, a south-east facing rear garden, and a garage, this property is a must-see. In addition the property is in proximity to a wide range of shops, cafe's and schools. Don't miss out, book a viewing today! EPC rating 'C'.



**These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property**



## GROUND FLOOR

**LIVING ROOM 12' 5" x 15' 8" (max) (3.8m x 4.8m (max))** PVCu double glazed window and door to the front elevation. With a feature fireplace in timber grey surround with marble back and hearth. Radiator. Television/Telephone point. There is a staircase with contemporary glass banister and side rail. The floor is carpet finished.

**KITCHEN/DINING AREA 12' 5" x 8' 10" (3.8m x 2.7m)** Open plan with the conservatory. With downlights and a range of base and wall units with deep drawer provision in modern quality wood grained grey finish encompassing integrated Zanussi microwave and oven with a 50/50 fridge freezer and dishwasher. There is an AEG extractor over a gas hob to a marble effect work surface and breakfast bar with inset polycarbonate 1 1/2 sink unit with mixer tap. Radiator. The kitchen has underlights to the wall units for subdued/background lighting and USB socket provision. There are spaces for a separate washing machine and dryer. The floor is in timber grey vinyl.

**CONSERVATORY 8' 10" x 6' 10" (2.7m x 2.1m)** A PVCu double glazed conservatory with vertical blinds, mono pitched double glazed ceiling and side door to the garden. The floor is in timber grey vinyl.



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## FIRST FLOOR

**LANDING** The floor is carpet finished.

**BATHROOM** 9' 6" x 4' 7" (2.9m x 1.4m) With downlights and large format high gloss tiled marble effect grey walls and floor finish. There is a three piece bathroom suite in white encompassing a low level WC, vanity wash hand-basin with mirrored cabinet over, a paneled bath with combined fixed rain shower and hand shower over. There is a fixed cupboard for storage over the staircase.

**BEDROOM ONE (FRONT)** 12' 5" x 7' 6" (3.8m x 2.3m) PVCu double glazed window to the front with blind and curtain rail. Radiator. The floor is carpet finished.

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**BEDROOM TWO** 12' 5" x 8' 10" (3.8m x 2.7m) South East facing PVCu double glazed window to the rear with blind and curtain rail. Radiator. The floor is carpet finished.

#### EXTERNAL

**GARAGE** There is a separate garage with up and over door and light.

**GARDENS** There is a low maintenance area to the front and a rear South East facing garden with lawned area, mature borders and patio area to sit in the sun.

#### ADDITIONAL INFORMATION

**COUNCIL TAX** The council tax band is 'C' which is £1,827.21 for 2024/25.

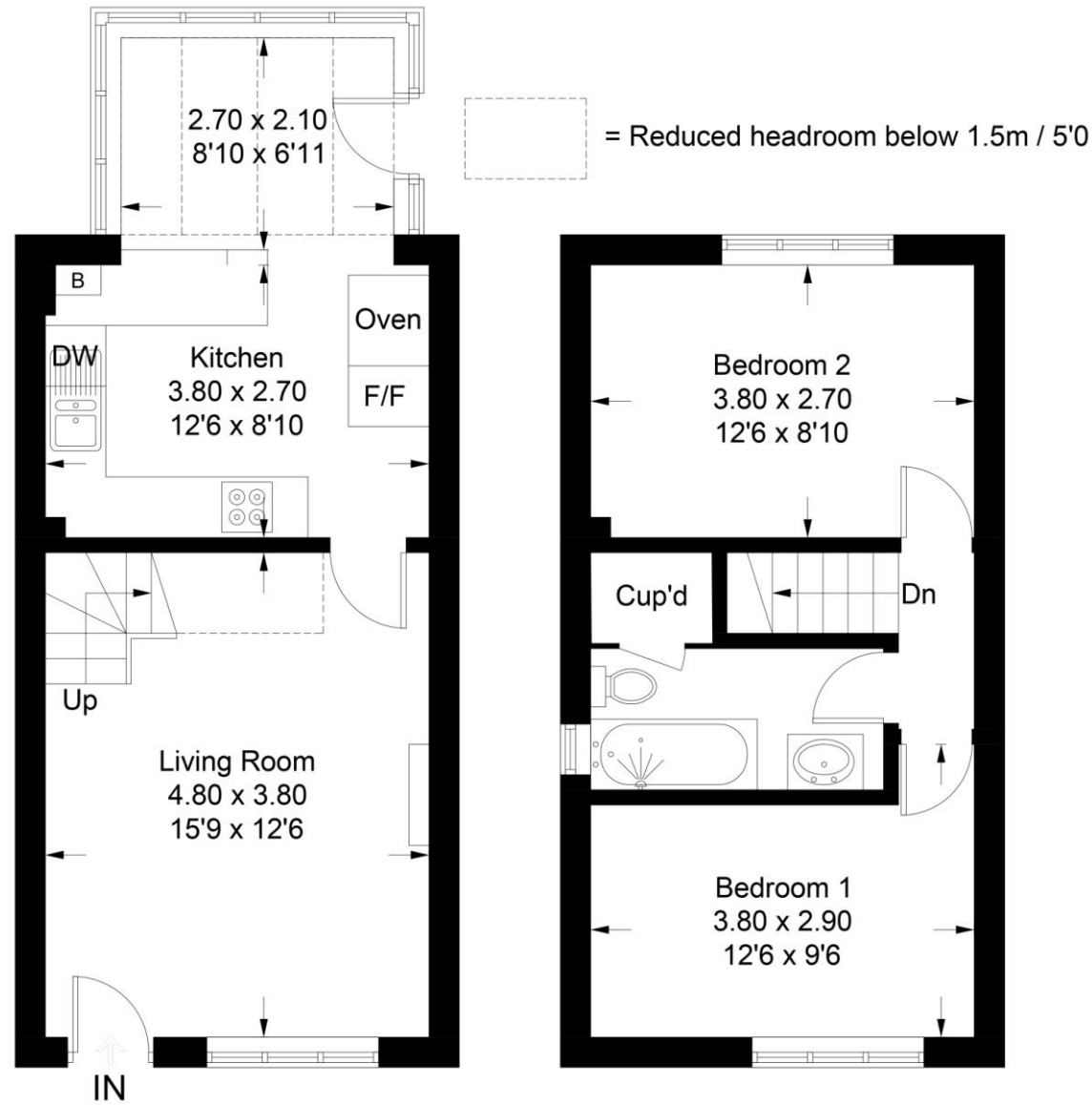
**EPC** The EPC rating is 'C'.



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# Haven Croft, Cookridge, LS16 6SF

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft



**Ground Floor**

**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Blue Residential

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