



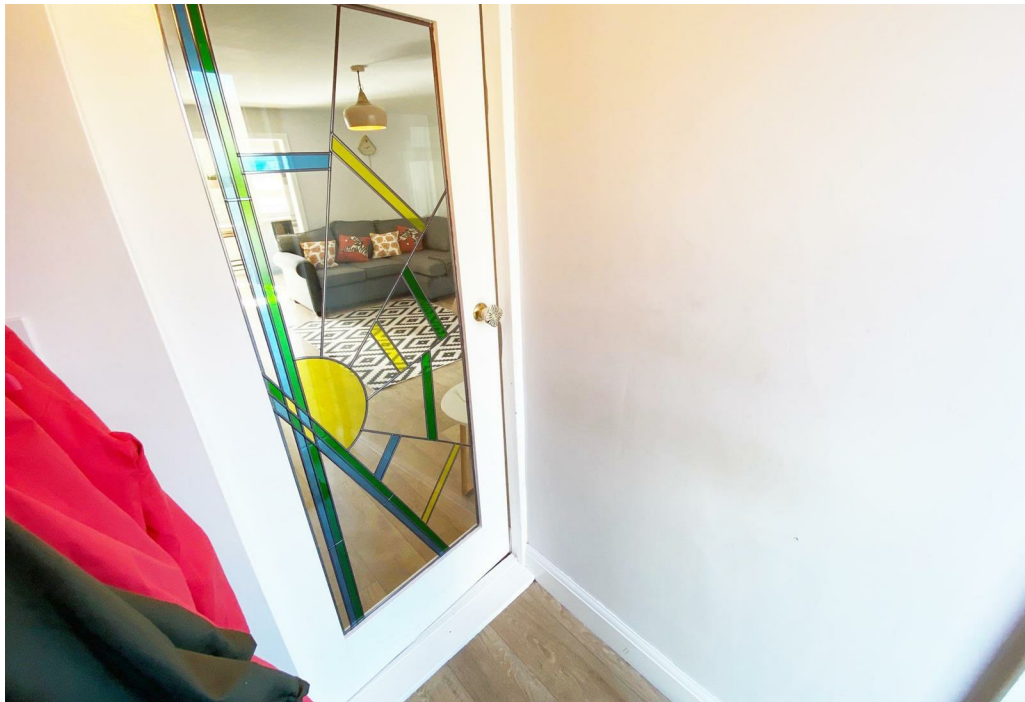
CORNERSTONE

49 Haven Chase, Cookridge, Leeds, LS16 6SG



1 x | 3 x | 1 x | 1 x | C EPC





49 Haven Chase

Guide Price £290,000

Cornerstone is delighted to offer for sale this well-presented and stylish three-bedroom semi-detached property located in this popular suburb of North Leeds.

This popular area has its own immediate facilities including a number of shops, cafes, bars, restaurants, and the Asda Holt Park Complex.

Highly regarded schools, a local Post Office, a health centre and a local sports centre are also nearby.

Further and more extensive amenities can be found at nearby Horsforth. Including again many shops, bars, restaurants, and Horsforth train station giving easy access to Leeds City Centre.

A bus stop can be found on Otley Old Road and the ring road is moments away.

This property is finished to a good standard and comprises externally a commanding block paved driveway to the front and side of the property. Timber gates open into the rear garden.

Internally the property has an entrance hallway/porch, a large & very impressive open plan living area comprising a sitting room and kitchen diner with French doors into the rear garden.

The first floor comprises a landing, three bedrooms, and a bathroom.

We expect this property to be popular given its finish, location, and price.

ENTRANCE HALLWAY/PORCH

You enter the entrance hallway through a uPVC front door. It is neutrally decorated and boasts a stunning stained glass door that leads into the open-plan living area.

OPEN PLAN SITTING ROOM

A commanding and spacious open-plan sitting room that is decorated in modern and neutral tones. A bay window exists to the front elevation which allows plenty of natural light in. A pleasant focal point exists which is an electric fire sitting on a commanding hearth with a fireplace surround. The sitting room leads into the kitchen.

OPEN PLAN KITCHEN DINER

A stunning kitchen that is finished in a gloss anthracite grey with contrasting worktops and metro-tiled splashbacks. An island/breakfast also exists. The kitchen utilities comprise a sink with a drainer, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, and an integrated fridge freezer. The decor is neutral and French doors lead out into the rear garden.

LANDING

A neutrally decorated landing with a window above the staircase. The landing leads to the three bedrooms, bathroom, and a handy storage cupboard.

PRINCIPAL BEDROOM

A spacious principal bedroom that is decorated in modern tones with a window to the front elevation.

BEDROOM TWO

Bedroom two is decorated neutrally with a papered feature wall and integrated wardrobes. A window to the rear elevation looks out over the rear garden and also boasts a stunning far-reaching view.

BEDROOM THREE

A neutrally decorated bedroom that is currently used as a children's bedroom. A window is present at the front elevation.

BATHROOM

A stunning tiled bathroom that comprises a bath with a rain dance shower over, a second flexible shower hose, and a glass screen. A wash basin with a vanity cupboard below, a toilet, and a towel radiator exist. A frosted window allows natural light in.

DRIVEWAY

The property benefits from a block paved driveway which also leads down the side of the property. This area offers ample off-road parking. Timber gates open and lead into the rear garden.

REAR GARDEN

A lovely rear garden which comprises a block-paved patio and a large lawn. This garden is perfect for sitting out with either family or friends in the summer months, especially with its south-facing aspect.

IMPORTANT INFORMATION

TENURE - FREEHOLD.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

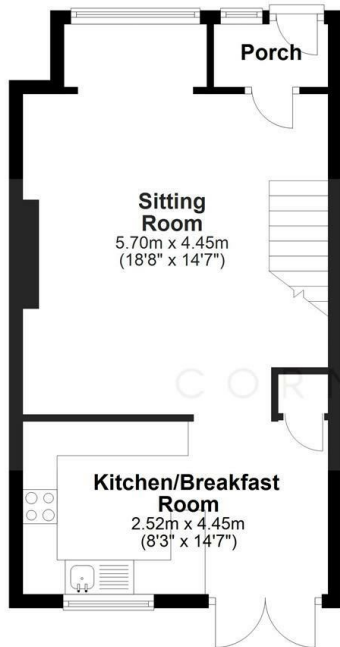
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.



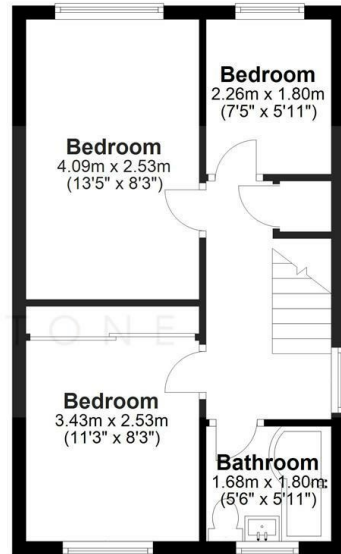
Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

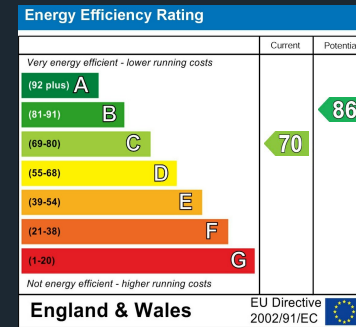
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority

Council Tax Band

C





Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ



Contact

0113 2745360

office@cornerstoneleeds.co.uk

www.cornerstoneleeds.co.uk