



14 HAVEN VIEW, COOKRIDGE, LS16 6SP
£349,950

AdairPaxton
Property Specialists

14 Haven View, Cookridge, Leeds, LS16 6SP

*****DELIGHTFUL THREE BEDROOM DETACHED BUNGALOW***** Situated in this much sought after cul-de-sac location, this superb true bungalow simply **MUST BE VIEWED** to be appreciated. The property sits on a good sized plot and briefly comprises: entrance hall, sitting room, kitchen, conservatory, three good sized bedrooms and four piece house bathroom. Externally the property benefits from ample off street parking and a detached garage. The rear garden is fully enclosed and has been landscaped to provide a contemporary outside space. The property is well presented with neutral decor throughout and offers **READY TO MOVE IN TO** accommodation. Early viewing is highly recommended.

- Three Bedrooms
- True Detached Bungalow
- Conservatory
- Landscaped Gardens
- Modern Neutral Decor
- Four Piece Bathroom
- Ready to Move Into
- Cul-De-Sac Position
- Drive & Garage
- Early Viewing Advised



ENTRANCE HALL

Via uPVC double glazed front entrance door. Storage cupboard housing water cylinder. Radiator.

LOUNGE

17'7" x 11'1" (5.36m x 3.38m)

uPVC double glazed window to the front. Contemporary wall mounted gas fire. Radiator.

KITCHEN

10'5" x 8'5" (3.18m x 2.57m)

A modern kitchen, fitted with a range of wall, base and drawer units with work surfaces over. Plumbing for automatic washing machine. Electric cooker point. Space for fridge/freezer. Gas central heating radiator. uPVC double glazed window and door to rear.

CONSERVATORY

Light and Airy room with doors leading out to the rear garden. Currently used as a dining area.

MASTER BEDROOM

11'10" x 10'9" (3.61m x 3.28m)

A good sized master bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted wardrobes providing hanging and shelving storage. Radiator.

BEDROOM TWO

9'6" x 8'2" (2.90m x 2.49m)

A good sized bedroom with uPVC double glazed window to the front. Radiator.

BEDROOM THREE

11'3" x 8'4" (3.43m x 2.54m)

A good sized room, currently used as a second sitting room. Double doors open to the conservatory. Radiator.



BATHROOM

Fitted with a modern four piece white suite comprising double ended bath with central mixer taps, separate shower cubicle, WC and pedestal wash hand basin. Gas central heating radiator. uPVC double glazed window to front.

OUTSIDE THE PROPERTY

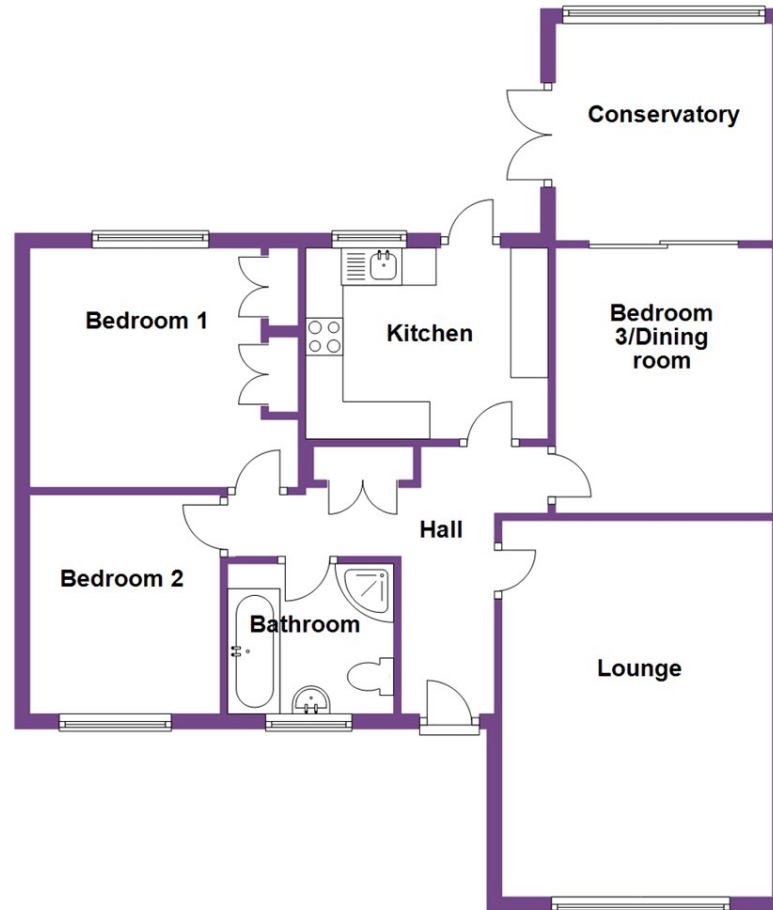
To the front and side of the property a driveway provides off street parking for a number of vehicles. There are beds of planted flowers and shrubs to the front. There is a detached garage to the side with an electric door, power and light. The rear garden is enclosed and has been landscaped to provide a decked patio area, artificial lawn, further paved and gravelled patio areas and low maintenance flower beds. Shed for additional storage.







Ground Floor



ENERGY PERFORMANCE

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MISDESCRIPTIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE



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