



**Haven Chase, Leeds LS16 6SG**



**welcome to**

**Haven Chase, Leeds**

\*GUIDE PRICE £300,000 - £325,000\* OFFERED WITH NO CHAIN! Three bedroom detached home in Cookridge. Driveway to the front. Enclosed rear garden. Versatile accommodation to the ground floor. Internal viewing is a must!



## Haven Chase

Offered with NO ONWARD CHAIN is this three bedroom detached home in a great Cookridge location. This property is sure to appeal to a number of buyers and internal viewing is highly recommended to appreciate the spacious versatile accommodation throughout which briefly comprises; Lounge with large front window, dining area with sliding patio doors, fitted kitchen and versatile room/study to the ground floor. The first floor offers three good sized bedrooms with fitted wardrobes, house bathroom and a separate wc.

The outside provides a driveway to the front and enclosed spacious garden to the rear.

## Ground Floor

### Lounge

20' 2" + recess x 10' 8" ( 6.15m + recess x 3.25m )

A good sized lounge with neutral decor, laminate wood flooring, electric fireplace with surround, radiator, stairs to the first floor, door to the front and large window allowing plenty of natural lighting

### Dining Area

12' 10" x 7' 9" ( 3.91m x 2.36m )

A useful space which could be used as a dining area or playroom with laminate wood flooring and double sliding doors out to the rear garden

### Kitchen

10' 9" x 7' 4" ( 3.28m x 2.24m )

The fitted kitchen features a range of wall and base units with laminate work surfaces, space for washing machine and tumble dryer, integrated fridge/freezer, double oven with gas hob and window to the rear

### Study Area

14' 3" max x 7' 5" ( 4.34m max x 2.26m )

A useful versatile space to this property which is currently being used as an office with laminate wood flooring, radiator and window to the front

## First Floor

### Landing

With stairs from the ground floor the good sized landing offers a useful linen cupboard and access to the part boarded loft via a pull down ladder

### Bedroom One

14' 2" x 8' 6" ( 4.32m x 2.59m )

A good sized double bedroom with a range of integrated wardrobes and drawers, radiator and window to the front

### Bedroom Two

11' x 7' 6" ( 3.35m x 2.29m )

A second double bedroom with integrated wardrobe, radiator and window to the rear

### Bedroom Three

11' 3" x 8' 6" ( 3.43m x 2.59m )

A good sized third bedroom with neutral decor, useful integrated wardrobe and window to the front

### Bathroom

The bathroom comprises; Bath with shower over, low flush wc, wash basin, heated towel rail, vinyl flooring and window to the rear

### Separate Wc

A second WC with wash basin and radiator

## Outside

The front of the property benefits from a driveway providing off street parking, garden laid to lawn to the front and steps leading up to the front door.

The rear garden is of a good size with garden laid to lawn, paved patio area and fence borders.



**view this property online** [williamhbrown.co.uk/Property/HFT106611](http://williamhbrown.co.uk/Property/HFT106611)



welcome to

## Haven Chase, Leeds

- Three Bedroom Detached Home
- Spacious/Versatile Accommodation
- Enclosed Rear Garden
- Offered with NO CHAIN
- Driveway to the Front

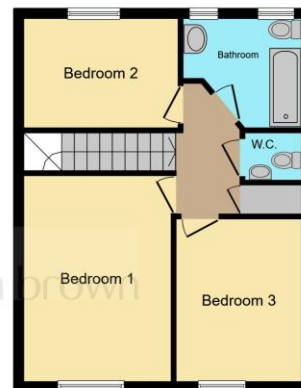
Tenure: Freehold EPC Rating: C

guide price

**£300,000 - £325,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT106611](http://williamhbrown.co.uk/Property/HFT106611)



Property Ref:  
HFT106611 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](http://williamhbrown.co.uk)