









# welcome to

# **Haven Chase, Leeds**

Offered with NO CHAIN and in need of modernisation is this SPACIOUS four bedroom detached home! Benefiting from a DRIVEWAY & GARAGE! Great potential to make a fabulous home. Spacious private rear garden. Great Cookridge location.













#### **Haven Chase**

Internal viewing is highly recommended to appreciate the size and potential that this FOUR bedroom, detached home has to offer. Offered with no onward chain and in need of modernisation throughout, situated at the head of a cul-de-sac in a popular Cookridge location, this property is sure to appeal to a number of people. Accommodation is well proportioned throughout and briefly comprises; Entrance hall, spacious lounge open to a dining area, second reception room, fitted kitchen, downstairs wc and rear porch to the ground floor. The first floor provides four bedrooms, ensuite shower room to the main bedroom and a further house bathroom.

To the outside the property benefits from a generous driveway and garage providing ample off street parking and storage. A particular feature is the rear garden which is of a good sized with mature hedge borders.

#### **Ground Floor**

#### **Entrance Hall**

Door to the front and stairs up to the first floor

## **Living Room**

16' 3" x 11' (4.95m x 3.35m)

A generous lounge with radiator and window to the front, an open arch opens this room into the dining area.

## **Dining Area**

7' 4" x 11' (2.24m x 3.35m)

Open to the lounge with radiator and window to the rear

## **Second Reception Room**

13' 6" x 8' 6" ( 4.11m x 2.59m )

A good sized second reception room with radiator and patio glass doors to the front - ideal as a playroom. This was originally the garage and could be converted back if needed.

#### Kitchen

13' 1" x 7' 4" ( 3.99m x 2.24m )

The kitchen provides a range or wall and base units with provisions for all appliances. Tiled flooring and walls with window to the rear over looking the garden.

### **Downstairs Wc**

A useful space to have with a low flush wc, wash basin and window

#### **Rear Porch**

There is a porch to the rear of the property with glass windows and doors, tiled flooring and access into the kitchen

## First Floor Landing

Stairs from the ground floor and useful storage cupboard

#### **Bedroom One**

9' x 15' 3" ( 2.74m x 4.65m )

A good sized double bedroom with radiator and window to the front - access to the ensuite shower room

#### **Ensuite**

The ensuite provides; shower cubicle, wash basin, wc and window to the rear

## **Bedroom Two**

8' 5" x 13' 7" ( 2.57m x 4.14m )

A second double bedroom with radiator and window to the front

## **Bedroom Three**

8' 5" x 12' 3" ( 2.57m x 3.73m )

A good sized third bedroom with radiator and window

## **Bedroom Four**

5' 9" x 8' 6" ( 1.75m x 2.59m )

A single bedroom which could be utilised as a study or nursery

#### **Bathroom**

The house bathroom comprises; Bath with shower attachment, wc, wash basin, radiator and window

### **Outside**

The property benefits from a generous driveway to the front which leads to a detached garage providing ample off street parking and storage.

The rear garden is of a generous size mainly laid to lawn with patio area, mature hedge borders make this a lovely private space. The property backs on to an open grassed area to the rear.





## welcome to

# **Haven Chase, Leeds**

- Four Bedroom Detached Home
- Offered with NO CHAIN
- Driveway & Garage
- In Need of Modernisation
- Great Cookridge Location

Tenure: Freehold EPC Rating: D

£340,000

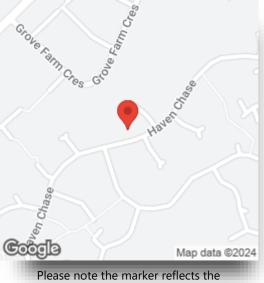


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postcode not the actual property

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