







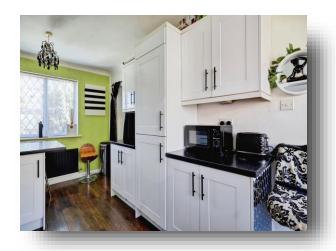


## welcome to

# **Haven Chase, LEEDS**

Situated in a popular residential area of Cookridge is this three bedroom detached family home. Offering spacious accommodation throughout including conservatory to enjoy the garden. The property benefits from a driveway & garage providing ample off street parking and storage.













#### **Haven Chase**

This fabulous detached family home in the popular Haven Chase area of Cookridge is a must-see. Internal viewing is highly recommended to fully appreciate the accommodation on offer. The property briefly comprises an entrance porch and hallway, a useful downstairs cloakroom, a spacious lounge, a fitted kitchen, and an additional conservatory on the ground floor. The first floor features three generously sized bedrooms, including a master bedroom with an ensuite shower room, as well as a house bathroom. The property also benefits from a driveway and garage, providing off-street parking and storage. Additionally, there is a lovely 'south-west' facing rear garden with decking which wraps around the side and back.

### **Ground Floor**

### **Entrance Hallway**

Door to front opening into the hallway with laminate flooring, radiator and stairs up to the first floor

#### Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin, radiator, understairs storage and window to the rear

### **Kitchen**

16' 10" x 8' 7" ( 5.13m x 2.62m )

The fitted kitchen features a range of wall and base units with complimentary work surfaces over with one and half sink and drainer unit with mixer tap. A range of integrated appliances include; Belling oven and 5 ring hob, fridge and dishwasher. Breakfast bar seating for four, there is also plumbing for washing machine, radiator and window to the rear.

### Lounge

16' 10" x 10' 7" ( 5.13m x 3.23m )

A spacious lounge with attractive fireplace and surround, laminate wood flooring, radiator, window to the front and double doors leading through to the conservatory

### Conservatory

11' 9" x 7' 3" ( 3.58m x 2.21m )

A lovely addition to the property with space for both sofa and dining area, laminate flooring, and doors opening into the garden

### First Floor

### Landing

With stairs from the ground floor and window to the rear

#### **Bedroom One**

11' 4" x 9' 10" ( 3.45m x 3.00m )

A good sized double bedroom with useful integrated wardrobes, radiator and window to the front. There is also access to the ensuite shower room.

#### **Ensuite**

The ensuite comprises; Shower cubicle, low flush wc, wash basin and window to the front

#### **Bedroom Two**

9' 10" + recess x 8' 9" ( 3.00m + recess x 2.67m ) A second double bedroom with integrated wardrobes, radiator and window to the front

### **Bedroom Three**

10' 2" x 6' 8" ( 3.10m x 2.03m )

A good sized third bedroom with integrated wardrobes, radiator and window to the rear

### **Bathroom**

The bathroom comprises; Jacuzzi p-shaped Bath with shower over, wash basin, low flush wc, tiled flooring, radiator and window to the rear

#### **Outside**

The property benefits from a driveway and garage providing off street parking and storage.

The front garden is well maintained with mature plants providing kerb appeal with a path leading to the front door.

The private, enclosed 'south-west' facing rear garden with full decking laid, which wraps around the side and back and is a lovely space to sit and relax





### welcome to

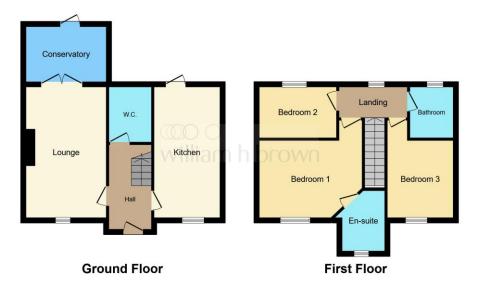
# **Haven Chase, LEEDS**

- Three Bedroom Detached Home
- Driveway & Garage
- Popular Residential Area
- Conservatory to Rear
- Master with Ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000

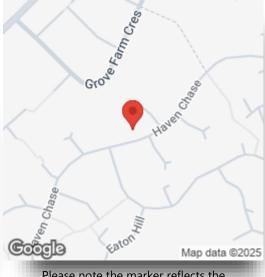


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HFT106807



Property Ref: HFT106807 - 0007 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.





0113 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk

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.