



**Haven Chase, LEEDS LS16 6SG**

**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



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## Haven Chase, LEEDS

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

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.focalagent.com](http://www.focalagent.com)



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