

Haven Mount,Leeds LS16 6SR

william h brown

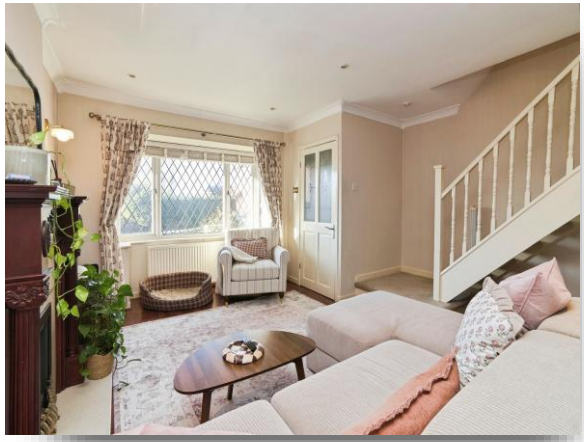
welcome to

Haven Mount, Leeds

A beautifully presented, extended three-bedroom family home offering stylish living accommodation. Having excellent kerb appeal, a driveway, private landscaped rear garden, spacious lounge, a recently fitted kitchen diner and a useful home office, this is an incredible property!













Property Informaion
A beautifully presented and extended three-bedroom semi-detached home offering spacious and versatile accommodation throughout. Enjoying excellent kerb appeal with a lawned frontage and driveway parking, this attractive home is ideal for growing families and those looking for ready-to-move-into accommodation.

The ground floor features a generous lounge, along with a stylish kitchen diner with ample space for family dining, while French doors open directly onto the rear garden. The extension provides further practicality with a hallway, ground floor WC and a dedicated study/home office.

To the first floor are three well-proportioned bedrooms, including two doubles and a single, together with a modern bathroom featuring tiled walls, vanity sink unit and a bath with shower over.

Outside, the private enclosed rear garden offers a wonderful space for relaxing and entertaining, with a decked seating area adjoining the property, a second decked area to the rear of the garden and attractive raised planted borders. Combining stylish interiors with excellent outdoor space, this is a superb home that must be viewed to be fully appreciated.

Porch
Living Room
A spacious and well-presented reception room featuring attractive wood flooring, inset spotlights and ample space for a range of seating furniture, creating the perfect environment for both relaxing and entertaining.

Kitchen Diner
The heart of the home is this impressive, kitchen diner, recently fitted with a comprehensive range of wall and base units incorporating integrated plate storage within the fitted cabinetry. Features include a Belfast sink, gas hob with extractor canopy over, electric oven, integrated microwave and designated space for a fridge freezer. There is room for a dining table and chairs, while spotlights provide a modern finish. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Hall
A useful extension area providing access to the study and ground floor WC.

Wc
Conveniently fitted with a low flush WC and wash hand basin.

Study/Home Office
An excellent addition to the property, offering a dedicated workspace ideal for home working, studying or hobbies.

Landing
Providing access to all first-floor accommodation and loft access.

Bedroom One
A spacious principal double bedroom offering ample room for a large bed, wardrobes and additional bedroom furniture. A bright and comfortable retreat with plenty of space to create a relaxing environment.

Bedroom Two
A further generous double bedroom enjoying views over the rear garden. Well-proportioned and versatile, with space for wardrobes, drawers and additional furnishings, making it ideal for family members or guests.

Bedroom Three
A good-sized single bedroom benefitting from space for a bed and storage furniture. Perfect as a child's bedroom, nursery, dressing room or home office, offering flexibility to suit a variety of needs.

Bathroom
Beautifully appointed with tiled walls and fitted with a modern vanity wash hand basin, panelled bath with shower over and complementary fixtures and fittings.

Outside Area
The property enjoys attractive kerb appeal with a lawned frontage alongside a driveway providing off-street parking.
To the rear is a lovely private enclosed garden designed for both relaxation and entertaining. A raised decking area sits directly outside the French doors, perfect for outdoor dining, while a further decked seating area to the rear of the garden creates an additional space to enjoy the surroundings.
Raised planted beds add colour and interest, making this a wonderful outdoor retreat.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Haven Mount, Leeds

- Extended Three Bedroom Modern Semi-Detached Home
- Driveway Providing Off-Street Parking
- Stunning, Recently Fitted Dining Kitchen
- Dedicated Study/Home Office
- Ground Floor WC Plus A Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HFT107829 - 0004

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.

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