

# HUNTERS®

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**Haven Chase, Cookridge, LS16**

**Guide Price £375,000**

**Property Images**

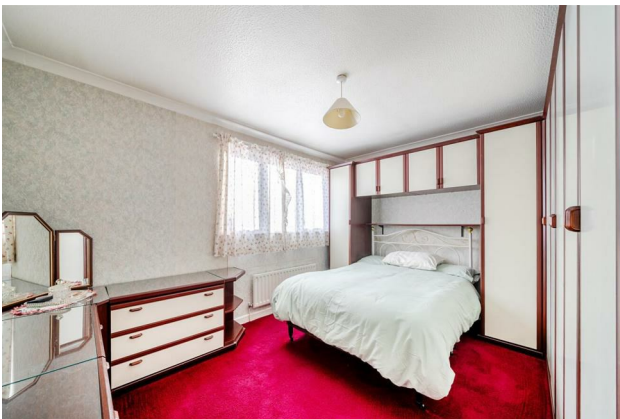




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## Property Images





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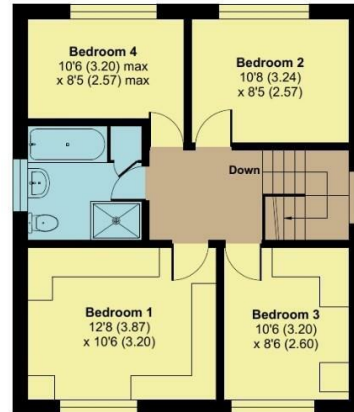
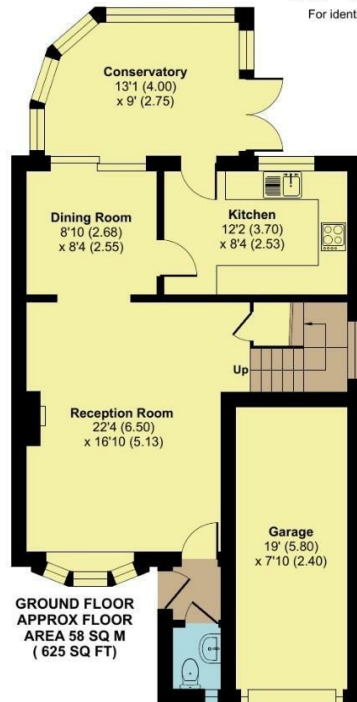
## Haven Chase, Leeds, LS16

Approximate Area = 1181 sq ft / 109.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1325 sq ft / 123 sq m

For identification only - Not to scale

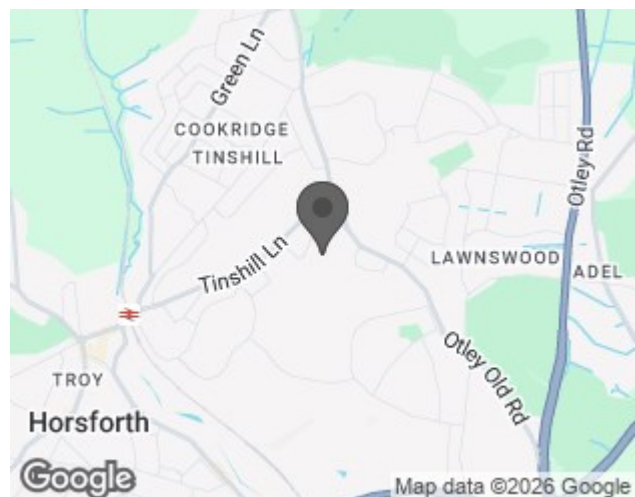


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1380807

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to Haven Chase, Cookridge, a much-loved and well cared for four bedroom detached family home, offered chain free and ready for its new owners to place their own stamp on it.

Tucked away in this highly sought-after Cookridge location, the property enjoys the perfect blend of suburban peace with excellent access to everyday amenities. Cookridge is known for its friendly community feel, and close proximity to scenic green spaces such as Golden Acre Park and the local nature trails. Families appreciate the area for its reputable primary and secondary schools, while professionals value the convenient transport links. Regular bus services run close by, and Horsforth train station offers direct routes into Leeds, Harrogate, and York, making commuting simple and stress free. Local shops, cafés, and supermarkets are also within easy reach.

### Key Features:-

- Chain Free, ideal for those wanting a smooth and speedy purchase.
- Welcoming entrance vestibule with a handy downstairs WC.
- Spacious lounge with a feature fireplace and useful under-stairs storage.
- Open flow layout with an archway leading to the dining room, which in turn provides access to both the kitchen and the conservatory.
- Well equipped kitchen offering generous units and worktop space, with potential to create an open-plan kitchen/diner if desired.
- Bright conservatory, perfect for relaxing or entertaining while enjoying views of the rear garden.
- Four well-proportioned bedrooms, two featuring fitted wardrobes for additional storage.
- Modern four-piece bathroom in neutral tones, complete with a further built-in storage cupboard.
- Paved driveway to the front leading to the garage, alongside a neat lawn area with mature shrub borders.
- Rear garden, currently paved with hedge and fence boundaries, providing a private outdoor space to enjoy or transform to suit your lifestyle.

This property presents an excellent opportunity for buyers with vision, offering space, potential, and a fantastic location. If you're looking for a home to truly make your own, Haven Chase may be the perfect match. Arrange your viewing today and begin imagining the possibilities.

## Features

- CHAIN FREE • DETACHED • FOUR BEDROOM • POTENTIAL TO ADD VALUE / FURTHER EXTEND (Subject to planning permission) • DOWNSTAIRS WC • PERFECT OPPORTUNITY TO MAKE YOUR OWN • SOUGHT AFTER LOCATION • CLOSE TO AMENITIES • EPC RATING:- D • COUNCIL TAX BAND:- D