



68 HAVEN CHASE

LEEDS, LS16 6SG

£325,000
FREEHOLD

Monroe is delighted to present this well-proportioned three-bedroom home, it offers approximately 744 sq ft of thoughtfully arranged accommodation, making it an excellent choice for first-time buyers, growing families, or investors alike. The property enjoys a practical layout with well-balanced living space and comfortable bedrooms, creating a home that is both functional and inviting.

MONROE

SELLERS OF THE FINEST HOMES

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- Spacious lounge perfect for relaxing.
- Modern kitchen/dining space ideal for entertaining.
- Practical layout across two floors.
- Three well-proportioned bedrooms.
- Great choice for first-time buyers.
- Ideal family home with versatile living.
- Low-maintenance and easy to manage.
- Plenty of natural light throughout.
- Excellent investment or buy-to-let opportunity.
- Ready to make your own.



Stepping inside, the entrance hall leads into a generously sized sitting room, providing a bright and welcoming space for relaxing or entertaining guests. To the rear of the property, the kitchen/dining room offers ample room for everyday family meals while also providing direct access to the garden, making it ideal for indoor and outdoor living. The layout allows for a sociable environment with space for both cooking and dining.

The first floor comprises three bedrooms, including a spacious principal bedroom and a well-proportioned second double bedroom, both offering comfortable accommodation with space for freestanding furniture. The third bedroom provides versatility and could be used as a child's bedroom, nursery, dressing room or a dedicated home office to suit individual needs. Completing the first floor is the family bathroom, conveniently positioned to serve all three bedrooms.

Offering a practical layout with well-sized living accommodation across two floors, this home presents an excellent opportunity for buyers seeking comfortable family living in a manageable and versatile property. The property is within walking distance to Residence and other local amenities.

KEY FEATURES

- Three well-proportioned bedrooms.

- Spacious lounge perfect for relaxing.
- Modern kitchen/dining space ideal for entertaining.
- Practical layout across two floors.
- Great choice for first-time buyers.
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ENVIRONS

Cookridge is one of north-west Leeds' most sought-after residential suburbs, renowned for its leafy surroundings, excellent local amenities and strong sense of community. The area offers a fantastic selection of highly regarded schools, independent shops, cafés and supermarkets, alongside beautiful green spaces including the nearby Cookridge Hall grounds and scenic walks through the surrounding countryside. With regular bus services, Horsforth and Headingley railway stations within easy reach, and convenient access to Leeds city centre, Leeds Bradford Airport and the Ring Road, Cookridge perfectly combines suburban living with excellent connectivity, making it a popular choice for families, professionals and commuters alike.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

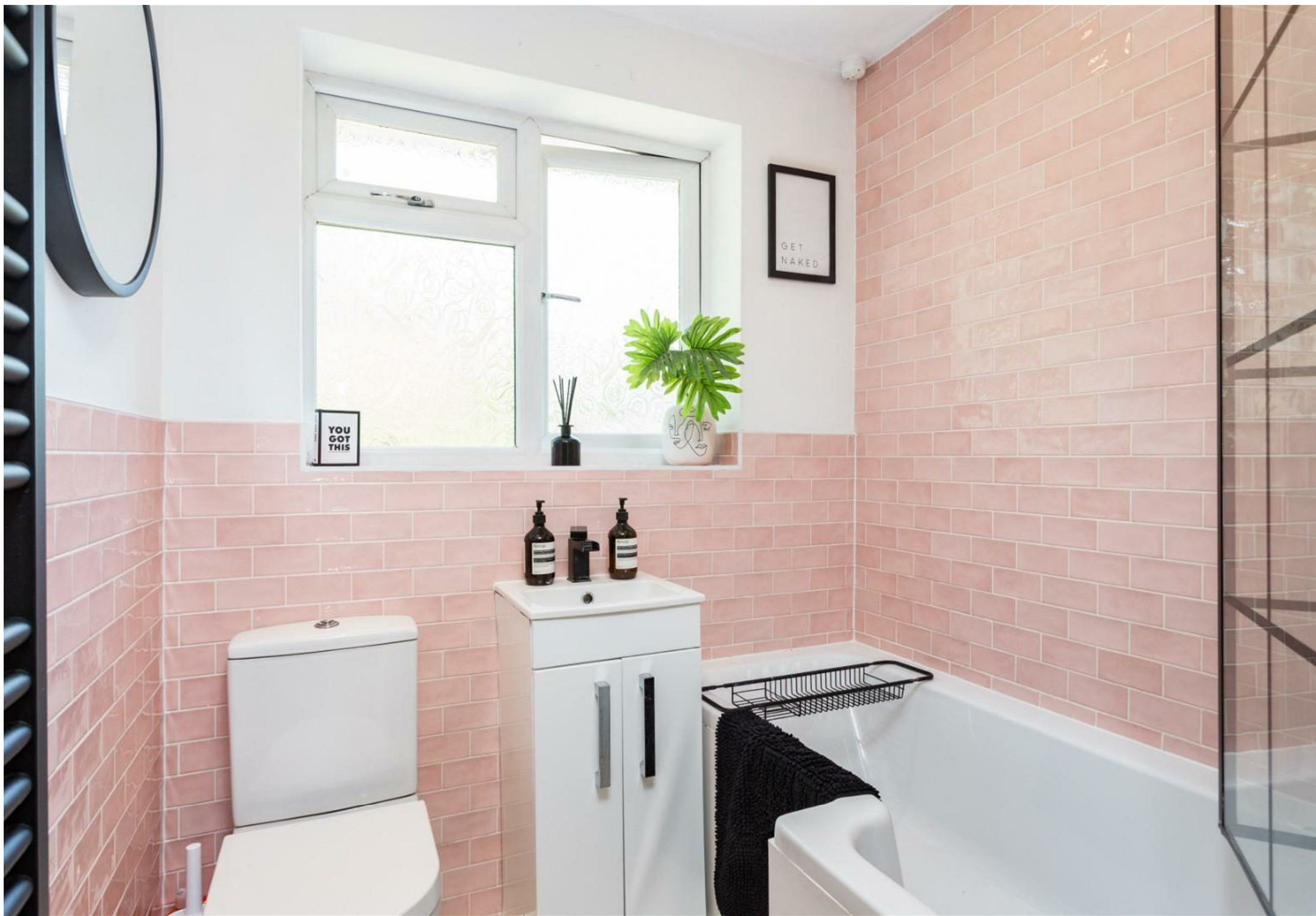
We are advised that the property is freehold and that vacant possession will be granted upon legal completion. Chain free.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

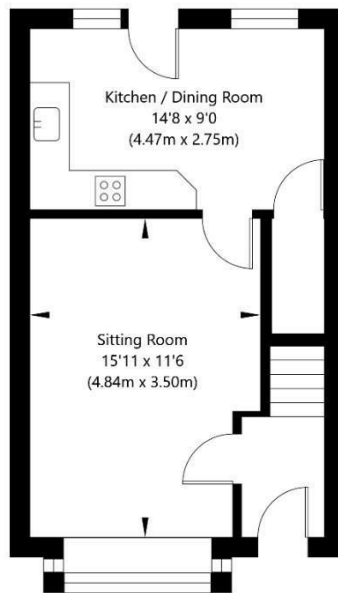
Council Tax – Band C

Viewings – By Appointment Only

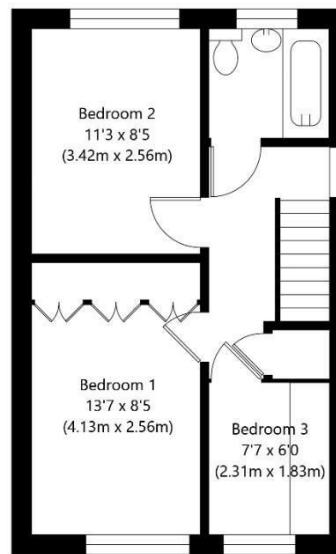
Floor Area – 808.00 sq ft

Tenure – Freehold



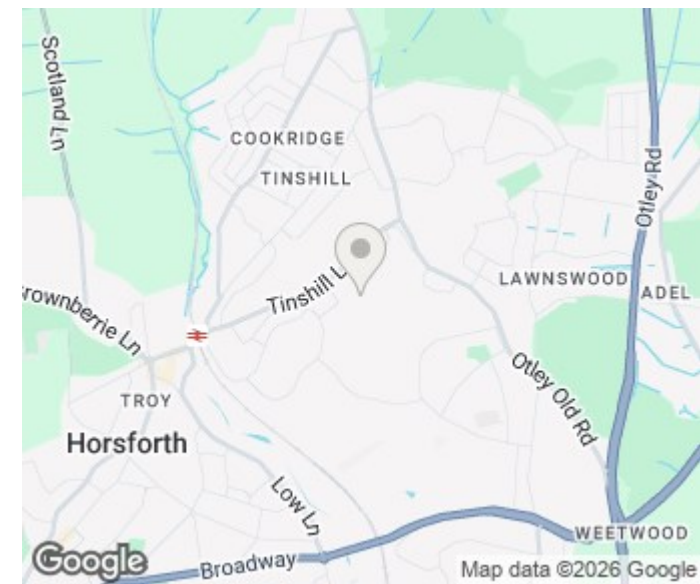


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 408 SQ FT / 38 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 400 SQ FT / 37 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQ M
All Measurements are approximate and should be independently verified.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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