

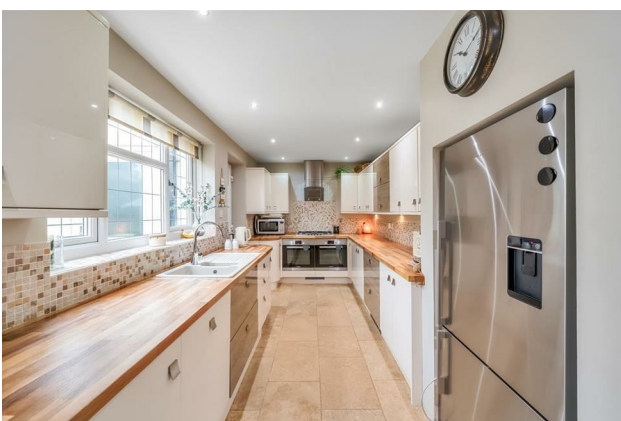
# HUNTERS®

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11 Tinshill Road, Cookridge, Leeds, LS16 7DU

Offers Over £550,000

Property Images



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## Tinshill Road, Leeds, LS16

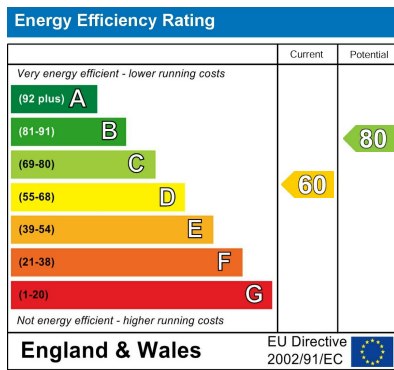
Approximate Area = 1844 sq ft / 171.3 sq m (includes garage)

For identification only - Not to scale

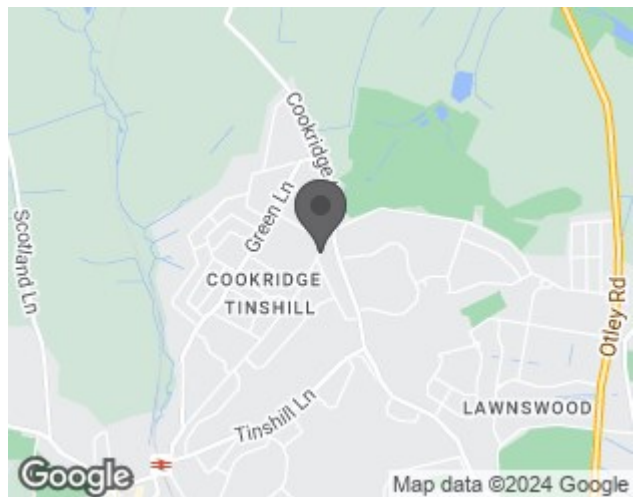


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2023. Produced for Hunters Property Group. REF: 989436

### EPC



### Map



### Details

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

## Summary

Tinshill Road is a well presented, well maintained, large and spacious four bedroom detached family home in this popular and sought after part of Cookridge

This home offers three generous reception rooms on the ground floor, as well as a large breakfast kitchen, cloak room, shower room and utility room. To the first floor are three double bedrooms, a good size fourth & family bathroom.

The property is attractively set on a good-sized plot with lawned gardens and hedging to the front as well as a long driveway leading to an attached garage benefiting from electrical roller shutter doors. To the rear of the property is a spacious and enclosed landscaped family garden with terraced dining/entertaining area and well kept lawns. The elevated position from the covered seating terrace offers some fantastic south/west facing views.

Some of this homes key features include:

- Four bedrooms
- Detached on a spacious and attractive plot
- Landscaped gardens
- Well maintained with updates and certification to electrics and wall ties.
- Large garage
- Practical family layout, with utility space.

Located in a popular area, this fantastic residential suburb offer access to great schools for all ages including nurseries, primary and secondary schools. Holt Park offers a recently refurbished leisure centre and swimming pool, bus connections and large Asda supermarket. Private leisure facilities including Cookridge Hall Golf Course and driving range and Bannatynes Health Club. There are great walks via Paul's Pond to Golden Acre park as well as easy access to Otley Chevin. For those needing to commute there is easy access to Otley Road (A660) and the Leeds Ring Road (A6120) connecting you Harrogate and Leeds. Horsforth Train Station is just a short distance away and Leeds Bradford Airport can be reached within minutes. Cookridge offers a neighbourly atmosphere with a variety of community events and social activities which create a strong community.

## Features

- FOUR BEDROOM DETACHED • ATTRACTIVE PLOT AND POSITION • THREE RECEPTION ROOMS • LANDSCAPED GARDENS • SCOPE TO EXTEND • GARAGE AND PRACTICAL UTILITY • GOOD VIEWS • WELL MAINTAINED • LCC: F • EPC: D