

# HUNTERS®

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106 Tinshill Road, Leeds, LS16 7DW

O.I.R.O £600,000

Property Images



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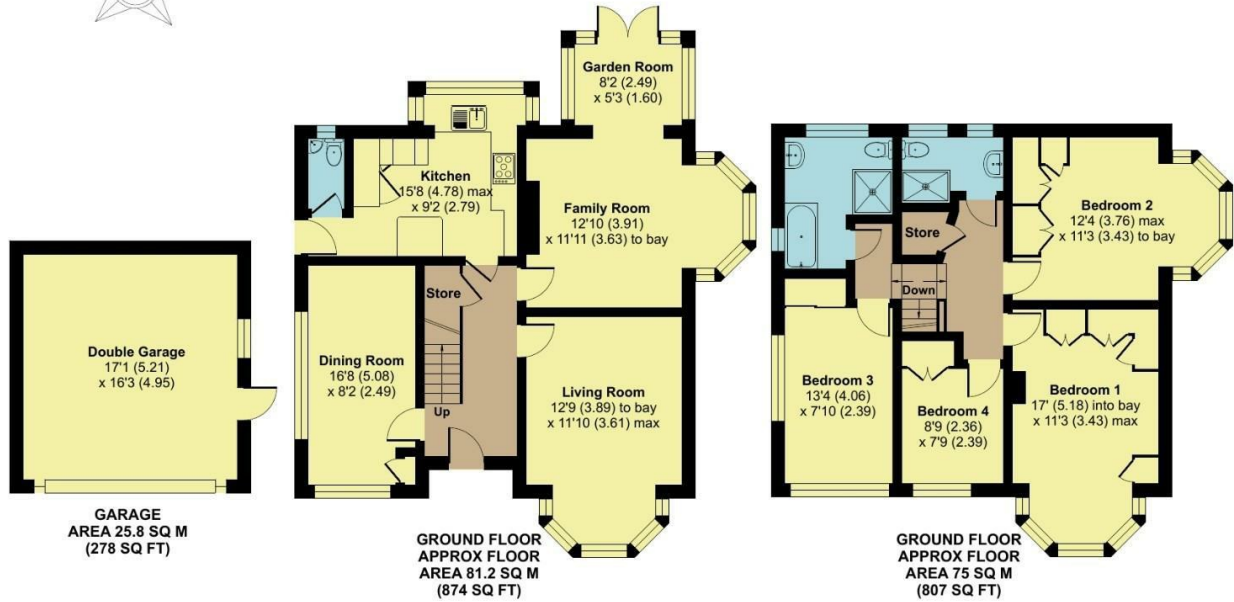
## Property Images



## Tinshill Road, Leeds, LS16

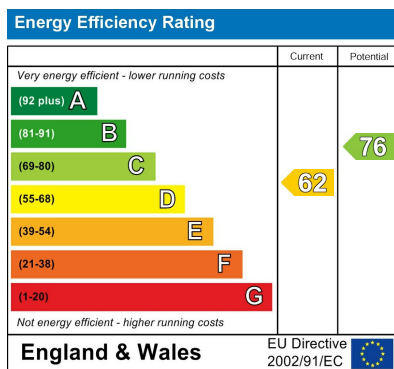
Approximate Area = 1959 sq ft / 182 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2023. Produced for Hunters Property Group. REF: 99589

### EPC



### Map



### Details

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

## Summary

Tinshill Road offers a fantastic FOUR BEDROOM home in a popular location. Very well maintained and immaculately presented, Offering TWO LARGE RECEPTION ROOMS, a dining room and a MODERN KITCHEN, this home has plenty of space for a large family. An abundance of windows and the properties orientation offers lots of light which gives this home a bright and airy feel.

To the first floor are three large double bedrooms and a fourth currently used as a double room. Both family bathrooms/shower rooms have recently been fully refurbished and updated, including the master bathroom which features a high spec Mira bluetooth temp controlled shower.

The large home is attractively set on a good-sized wrap-around plot with lawned gardens to the side, large driveway with electric gates to the front and a double garage and block paved patio (perfect for hosting and entertaining) to the rear. Established hedging and borders offer privacy

Some of this homes key points:

- Four Double Bedrooms
- Down stairs WC
- Large Wrap around plot
- Electric gates and off-street parking
- Double Garage
- Walking distance to Horsforth Train Station
- Great community location

This fantastic residential suburb offers access to great school 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.

Viewing by Appointment.

## Features

- Large Detached Family Home • Over 1900 sq ft • Four Bedrooms • 3 Reception Rooms • Wrap around plot • Double Garage • Good Schools • Close to Horsforth Train Station • Main Bus Route • Council Tax Band: F - EPC: D