

HUNTERS®

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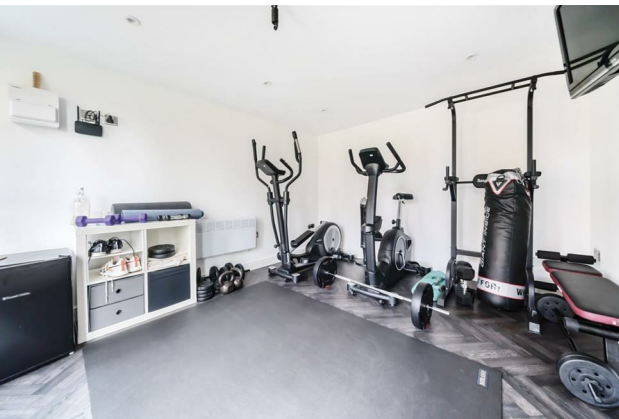
Tinshill Road, LS16

Guide Price £470,000



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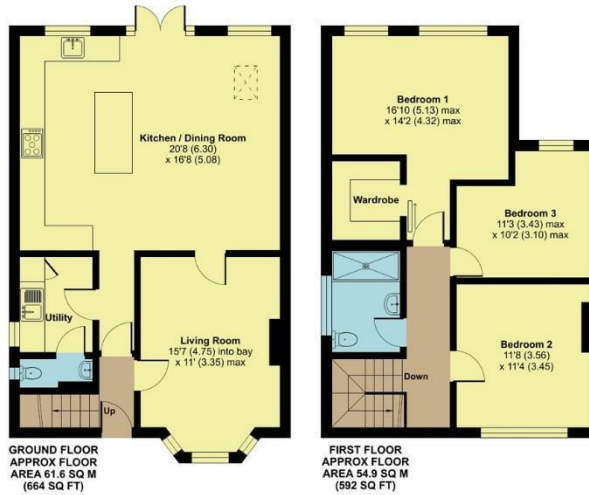


Floorplan

Tinshill Road, Leeds, LS16

Approximate Area = 1256 sq ft / 116.6 sq m

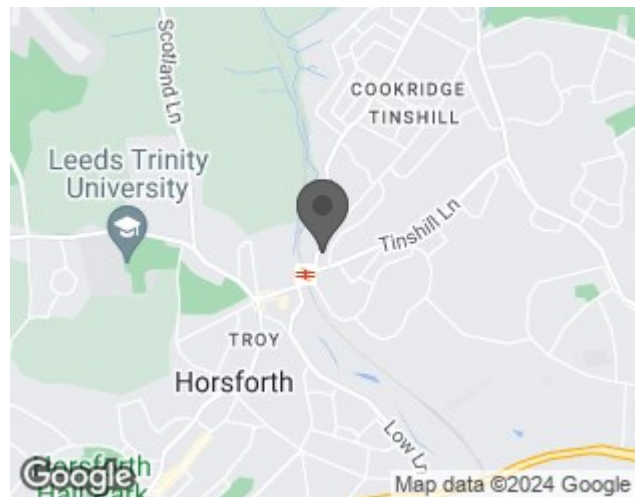
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2024. Produced for Hunters Property Group. REF: 1076631

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Summary

Nestled near Horsforth train station, this enchanting extended family home effortlessly combines convenience with charm, making swift journeys to Leeds city centre a breeze. The delightful kerb appeal is accentuated by a tastefully matched double-storey extension seamlessly blending with the red brick façade that makes this home a rare 1920's showstopper in this location.

The kitchen, the heart of this family home, has been thoughtfully extended, evolving into a captivating open-plan living space. Boasting a high specification and a well-designed layout, the downstairs floor plan effortlessly balances practicality with a sociable lifestyle, with a separate living room providing an intimate retreat for those snug winter evenings around the wood-burning stove.

The property unfolds through an entrance hall leading to a utility room, a convenient downstairs w.c., and an expansive open-plan family kitchen/dining and lounge area. The kitchen has a Karndean floor, and a large Rangemaster oven – just a couple of examples of the spec on offer throughout.

Upstairs, the charm continues with three double bedrooms, the master featuring a walk-in wardrobe and two windows framing delightful views of the rear garden. Natural light floods in, enhancing the airy atmosphere. A contemporary shower room and a handy loft space, complete with Velux window, provide plenty of tidy storage space with a natural light source.

Externally, a neatly paved front driveway and a rear driveway behind the garden offer ample parking. The generously sized garden is a haven, with the kitchen patio catching the morning sun and the garden room terrace providing an idyllic spot for sunset relaxation with a glass of wine. Currently used as a gym, the garden room's sturdy structure offers versatility as a home office, playroom, or garden lounge.

The location is a true highlight, with Horsforth amenities and train station just a short walk away for most people. For nature lovers, Otley Chevin and Golden Acre Park are also nearby, providing a perfect blend of urban convenience and natural tranquility.

With its impeccable specification, well-crafted layout, and spacious interiors and exteriors, this beautiful home is destined to be snapped up quickly. Don't miss the chance – call us today to secure your viewing and make this dream home yours before it's too late!