

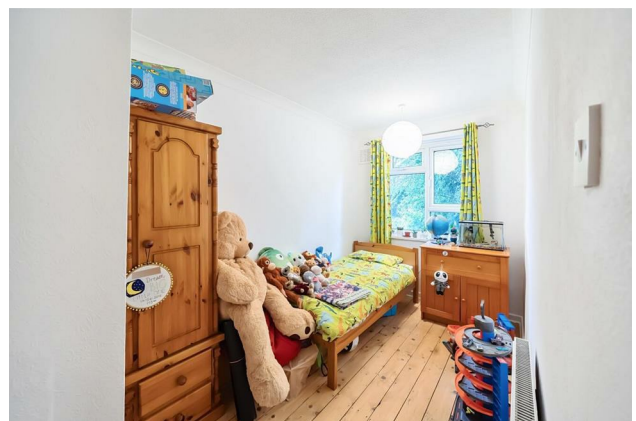
# HUNTERS®

HERE TO GET *you* THERE

Tinshill Avenue, Cookridge, LS16

Guide Price £150,000

Property Images



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## Property Images

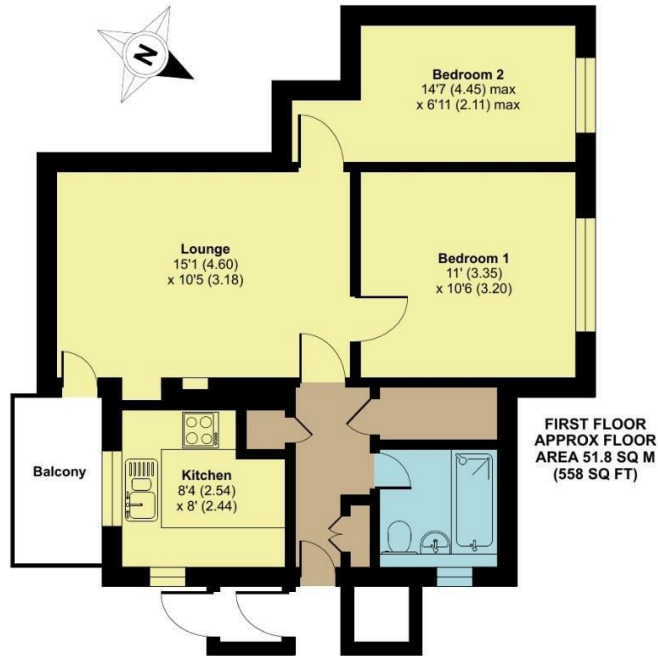


## Floorplan

### Tinshill Avenue, Leeds, LS16

Approximate Area = 558 sq ft / 51.8 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). © nichecom 2024. Produced for Hunters Property Group. REF: 1134786

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Summary

Tinshill Avenue, Cookridge is a fabulous two bedroom flat which has been modernised and is a great opportunity for any first time buyer wanting to get on the housing ladder being close to good transport links and amenities.

### Key Features;

- Two bedroom flat which has been sympathetically modernised by the current owner with neutral decor, stripped floorboards making this a wonderful place to call home
- The flat has its own private entrance
- Hallway with store cupboard
- Spacious lounge with dining space should you wish, with feature fire surround and access to the balcony
- Neutral kitchen with plenty of base and eyelevel units with integral dishwasher and washing machine
- Two double bedrooms
- Sleek modern bathroom with shower over bath and towel rail
- Externally there are two outside stores, patio area, side garden and steps leading to a superb large rear garden with shed

This property is fantastic especially with all the outside space on offer makes this a very unique property which is not to be missed! Call to book your viewing today!

104 years remaining on Lease  
£10 Ground rent per annum  
£253 Service charge per annum

## Features

• TWO BEDROOM FLAT • FULLY MODERNISED • MOVE IN READY • YOUR VERY OWN SIDE, REAR GARDEN AND PATIO AREA PLUS BALCONY • OWN PRIVATE ENTRANCE • RARE TO MARKET • GREAT LOCATION • COUNCIL TAX BAND:- A • EPC RATING:- C