

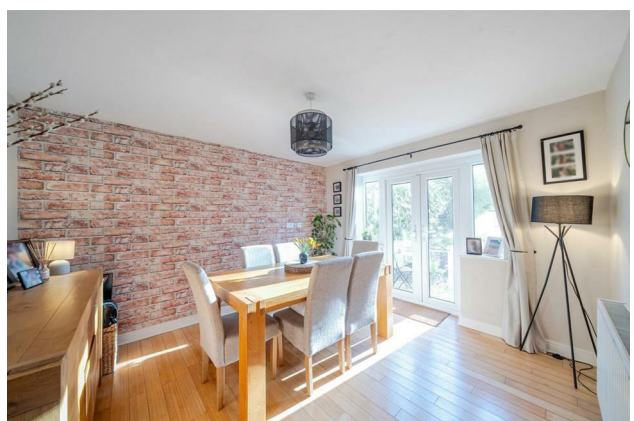
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Tinshill Road, Cookridge, LS16

Guide Price £375,000

Property Images



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Tinshill Road, Leeds, LS16

Approximate Area = 1086 sq ft / 100.8 sq m

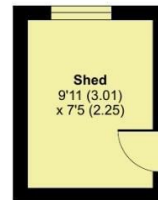
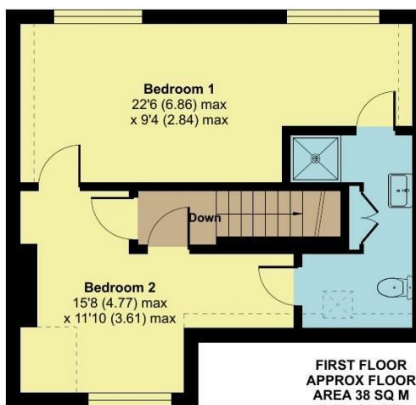
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 166 sq ft / 15.4 sq m

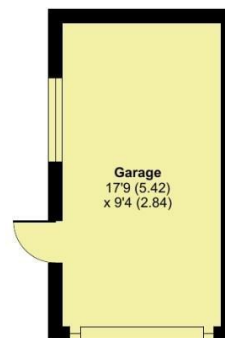
Outbuilding = 73 sq ft / 6.7 sq m

Total = 1362 sq ft / 126.3 sq m

For identification only - Not to scale



OUTBUILDING
APPROX AREA 6.7 SQ M (73 SQ FT)



GARAGE
APPROX AREA 15.4 SQ M (166 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1255204

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

Tinshill Road, Cookridge, a modern and move-in ready three-bedroom semi-detached dormer bungalow, perfectly positioned in a popular location. Enjoy the best of both worlds with countryside walks nearby, along with fantastic local amenities, including schools, gyms, a golf course, and a supermarket, all within easy reach.

Key Features:

- **Light, Bright & Stylish** - This beautifully presented home has been modernised throughout, offering a fresh and contemporary feel. Simply move in, unpack, and start enjoying your new space, perfect for hassle-free living.
- **Welcoming Hallway** - A warm and inviting entrance with wood flooring, setting the tone for the stylish interiors throughout.
- **Spacious Lounge with Stunning Views** - A fantastic-sized lounge featuring a charming fireplace and a large picture-frame bay window, allowing you to take in breathtaking views from the comfort of your own living room.
- **Sleek, Modern Kitchen** - This spacious and stylish kitchen offers plenty of worktop space and cupboard storage, along with a breakfast bar for casual dining. It comes fully equipped with integrated appliances, including a washing machine, dishwasher, induction hob, double oven, and fridge freezer. A rear door provides direct access to the garden, making it ideal for entertaining or enjoying outdoor meals.
- **Elegant Separate Dining Room** - A dedicated dining space ideal for family meals or entertaining guests. Double doors open up to the stunning rear garden, creating a seamless indoor-outdoor living experience, perfect for warm summer evenings.
- **Versatile Downstairs Bedroom / Home Office** - Need a third bedroom or a dedicated workspace? This flexible ground-floor room can be adapted to suit your needs, whether as a guest bedroom or a stylish home office.
- **Convenient Downstairs Shower Room & WC** - A sleek and modern shower room with a WC completes the ground floor, offering practicality and convenience.
- **Two Spacious Upstairs Bedrooms with Jack-and-Jill Shower Room** - The first floor features two well-proportioned bedrooms. The main bedroom is larger than average, providing ample space and a peaceful retreat. The second bedroom benefits from eaves storage, making the most of every inch of space. These rooms share a stylish Jack-and-Jill shower room, which also includes additional eaves storage for practicality and convenience.
- **Elevated Frontage with Ample Parking** - The elevated position provides extra privacy, along with plenty of off-street parking, including driveway and parking bays.
- **Single Garage with Power** - A secure garage with electricity, ideal for storage, a workshop, or potential future conversion.
- **Stunning, Larger-Than-Average Rear Garden** - A true showstopper. This private retreat offers breathtaking far-reaching views and features a sprawling lawn, multiple patio areas perfect for outdoor dining, a charming summer house, and mature, well-maintained borders that add character and beauty to the space.

This superb, welcoming home is ready for you to move in and enjoy, just in time for summer. Don't miss out, book your viewing today.

Features

- SEMI DETACHED • THREE BEDROOMS • DOWNSTAIRS SHOWER ROOM • WELL PROPORTIONED ROOMS • MODERNISED AND MOVE IN READY • STUNNING VIEWS • LARGE BEAUTIFUL GARDEN • POPULAR LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- D