

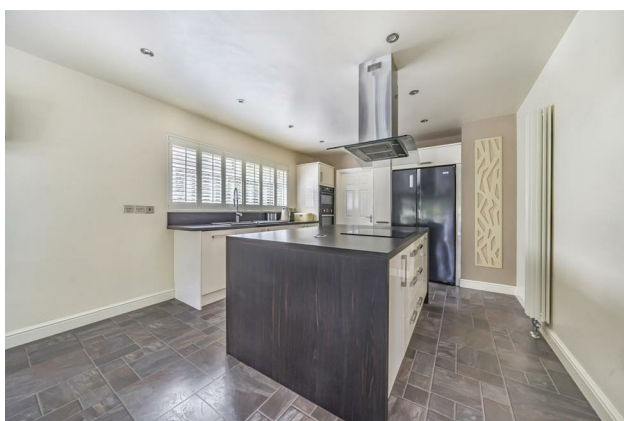
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127A Tinshill Road, LS16

Guide Price £550,000

Property Images



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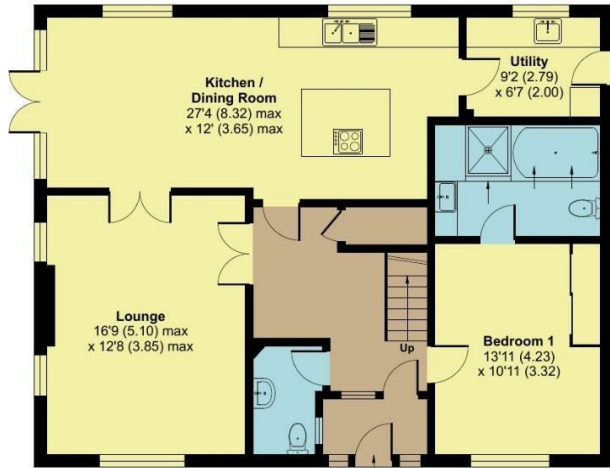
Tinshill Road, Leeds, LS16

Approximate Area = 1498 sq ft / 139.2 sq m (excludes void)

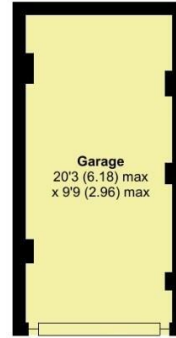
Garage = 197 sq ft / 18.3 sq m

Total = 1695 sq ft / 157.5 sq m

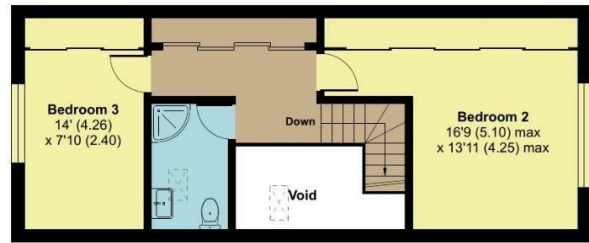
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 97.5 SQ M
(1049 SQ FT)



GARAGE
AREA 18.3 SQ M
(197 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 41.7 SQ M
(449 SQ FT)

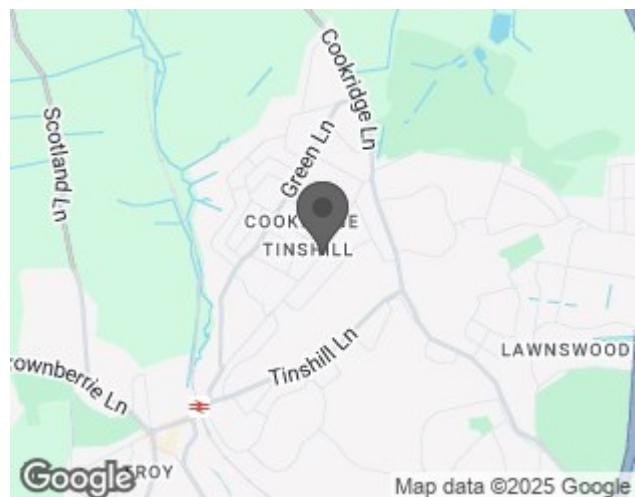


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1286139

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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 - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Tinshill Road, Cookridge – A Deceptively Spacious Detached Home.

Nestled away from the roadside in a highly sought-after location, this beautifully presented three-bedroom detached home on Tinshill Road offers space, style, and comfort in equal measure. Ideally positioned close to reputable schools, gyms, scenic countryside walks, and excellent transport links, this property is perfect for a wide range of buyers – whether you're upsizing, downsizing, or a professional looking for a well-connected home.

Key Features:

- **Spacious Living Throughout:** Don't be deceived by the exterior – this home offers a generous and versatile layout.
- **Move-in Ready:** Lovingly maintained and updated by the current owners, allowing you to settle in and make it your own from day one.
- **Impressive Entrance Hall:** A welcoming hallway featuring a vaulted ceiling and a striking balcony staircase that sets the tone for the rest of the home.
- **Ground Floor WC and Cloakroom:** Convenient and practical storage solutions for everyday living.
- **Elegant Lounge:** A large, bright space with modern electric fire and picture window overlooking the charming garden.
- **Stylish Kitchen/Diner:** Featuring granite worktops, island with pop-up socket, integrated appliances (oven, microwave, dishwasher, wine cooler), and open-plan dining area. French doors lead directly to the patio and garden, perfect for entertaining.
- **Practical Utility Room:** With access to the rear – ideal for busy households.
- **Luxury Ground Floor Bedroom:** A spacious double with fitted wardrobes and a large, modern four-piece en-suite – perfect as a main bedroom or guest suite.
- **First Floor Landing:** A beautiful balcony landing with clever built-in storage.
- **Two Further Double Bedrooms:** Both with fitted wardrobes; one with stunning far-reaching views.
- **Contemporary Shower Room:** Servicing the first-floor bedrooms with practicality and style.

Exterior:

- **Gated Access & Driveway:** Secure entry with a sweeping paved driveway and access to an garage with an electric door.
- **Outdoor Space – A True Highlight:** The wrap-around garden is a standout feature of this property, providing tranquil, private outdoor living spaces that enhance the home's overall appeal. Slightly elevated from Tinshill Road, the garden offers a sense of seclusion and peace.
- **To the front,** a beautifully landscaped lawn bordered by mature trees and shrubs creates a welcoming and lush first impression. This area also offers a scenic outlook and seasonal colour all year round.
- **The side garden** features a paved patio also accessible from the dining area – an ideal space for outdoor dining, barbecues, or hosting family gatherings. This location is perfect for entertaining or simply unwinding in the warmer months.
- **To the rear of the property** offers a charming, more intimate patio area, perfect for a bistro set – ideal for morning coffee or an evening glass of wine. Surrounded by established planting and offering a serene retreat, it's a spot designed for relaxation.
- **Every section of the garden** has been thoughtfully maintained, with carefully planted borders and plenty of room to enjoy the outdoors in privacy and comfort.

This is a unique and rarely available home that truly needs to be seen to be appreciated. Don't miss the opportunity – book your viewing today and discover everything this home has to offer.

Features

- DECEPTIVELY SPACIOUS DETACHED HOME • THREE BEDROOMS • TWO BATHROOMS • MOVE IN READY & WELL MAINTAINED • RARE TO MARKET • HIGHLY SOUGHT AFTER AREA • DRIVEWAY AND GARAGE • COUNCIL TAX BAND:- F • EPC RATING:- D