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Tinshill Lane, Cookridge, LS16

Guide Price £800,000

Property Images



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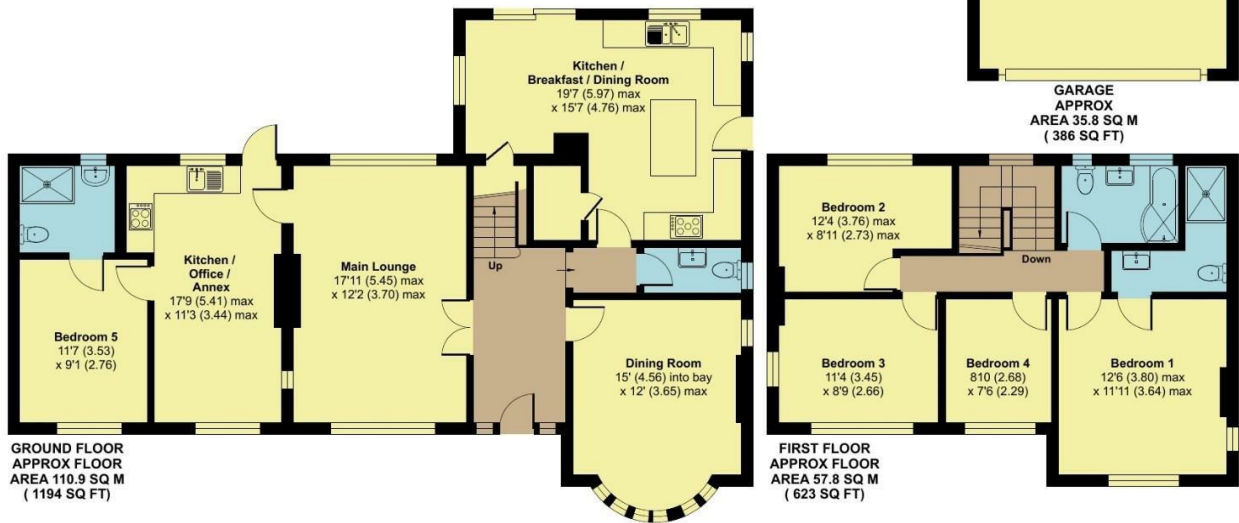
Tinshill Lane, Leeds, LS16

Approximate Area = 1817 sq ft / 168.8 sq m (include annex)

Garage = 386 sq ft / 35.8 sq m

Total = 2203 sq ft / 204.6 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). © nrichcom 2025. Produced for Hunters Property Group. REF: 1280387

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
	63	74

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 4 Receptions: 4 Tenure: Freehold

Summary

Tinshill Lane, Cookridge – A Beautiful and Substantial Family Home

Welcome to Tinshill Lane, Cookridge – a truly exceptional detached family home, offering spacious living with the rare addition of a beautifully presented, self-contained annex. Set back from Tinshill Lane in a highly sought-after central location, the property is ideally placed for reputable schools, gyms, supermarkets, countryside walks, excellent commuter links (including bus routes), and close proximity to Horsforth Train Station.

Key Features:

- A rare gem to the market — a detached family home with a fantastic, self-contained annex.
- Set back from the road with long driveway and sprawling front lawn.
- Close to reputable schools, public transport, and local amenities.
- Beautifully maintained throughout, offering versatile and spacious living accommodation.

Annex:

- Self-contained, beautifully presented, and modern.
- Own private entrance and internal connection to the main house.
- Open-plan living room and kitchen area.
- Spacious double bedroom.
- Modern shower room.
- Versatile space perfect for extended family, guests, or working from home.

Main House:

- Spacious entrance hallway.
- Family living room with real open fire and large picture window overlooking the front lawn.
- Second reception room with beautiful bay window allowing plenty of natural light, currently used as a dining room, adaptable to your needs.
- Kitchen/diner with shaker-style units, Island, granite worktops, ample storage and workspace, with space for a dining table or snug area with patio doors leading to the rear garden and side door access.
- Four well-proportioned bedrooms.
- Main bedroom benefiting from an en-suite shower room.
- Family bathroom with shower over the bath.
- Loft access from the landing, offering further extension potential (subject to planning permission).

External Features:

- Long driveway leading to double garage with workshop bench.
- Expansive front lawn with mature trees offering privacy and superb entertaining space.
- Low-maintenance rear garden with Indian stone paved patio areas and lawn, providing a safe area for children to play and adults to relax.

This property offers endless potential and versatility, making it the perfect forever family home. Viewing is highly recommended to truly appreciate everything this stunning home has to offer.

Features

• DETACHED FAMILY HOME • SELF CONTAINED ANNEX - PERFECT FOR GUESTS / EXTENDED FAMILY / BUSINESS USE • BEAUTIFUL FEATURES • MOVE IN READY • MASTER EN-SUITE • STUNNING GARDENS • DRIVEWAY & GARAGE • FANTASTIC VERSATILE PROPERTY • COUNCIL TAX BAND:- F • EPC RATING:- D