



Tinshill Avenue, Leeds LS16 7BD

welcome to

Tinshill Avenue, Leeds

Internal viewing is highly recommended to appreciate the accommodation on offer with this three bedroom semi-detached home! Popular residential location close to good schools, shops and transport links! Offered with NO CHAIN



Tinshill Avenue

Offered with NO ONWARD CHAIN is this three bedroom semi-detached home which is priced to reflect the need for modernisation but would suit a number of buyers. Popular residential area located close to local amenities, good schools and transport links. The accommodation briefly comprises; Entrance hall, spacious through lounge and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms, the house bathroom and ladder access to a spacious fully boarded loft offering ample storage.

The rear garden is of a good size and offers a lovely private and enclosed space.

Ground Floor

Entrance Hallway

Door to the front opening into the hallway with stairs up to the first floor

Lounge

22' 2" x 11' 11" max (6.76m x 3.63m max)

A good sized through lounge with windows to both front and rear, laminate wood flooring, radiator and fire place with surround. There is ample space here for both living and dining areas.

Kitchen

10' 1" x 9' 1" (3.07m x 2.77m)

The fitted kitchen features a range of wall and base units with work surfaces over, sink unit with mixer tap and tiled splash backs. Space for free standing fridge freezer, gas oven and hob and plumbing for washing machine. Vinyl flooring, radiator, useful storage cupboards, door to the side and window to the rear overlooking the garden.

First Floor

Landing

Stairs from the ground floor, window to the side and ladder access to the boarded loft via a pull down ladder

Bedroom One

12' 7" x 10' 2" (3.84m x 3.10m)

A good sized double bedroom with radiator and window to the front

Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

A second double bedroom with useful fitted cupboard, radiator and window to the rear

Bedroom Three

9' 2" max x 7' 10" max (2.79m max x 2.39m max)

A good sized third bedroom with useful storage over the bulk head, radiator and window to the front.

Bathroom

The bathroom comprises; bath with shower over, wc, wash basin, heated towel rail, tiled walls and vinyl flooring, window to both rear and side

Outside

There is a garden laid to lawn to the front of the property. A path leads down the side allowing access to the rear.

The rear garden is of a good size with a tiered garden mainly laid to lawn and hedge borders make this a lovely enclosed, private space



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welcome to

Tinshill Avenue, Leeds

- Three Bed Semi-detached Home
- Offered with NO CHAIN
- Great Sized Rear Garden
- Offer Price Reflects Need for Modernisation
- Popular Location

Tenure: Freehold EPC Rating: D

£260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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