







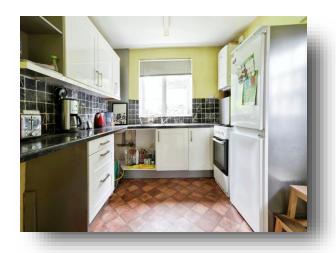


# welcome to

# **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

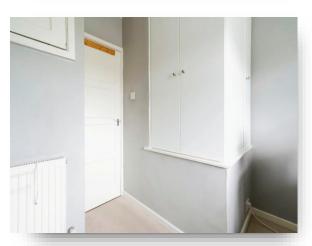












#### **Tinshill Avenue**

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"  $\max (2.79 \text{m max } x$  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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## **Tinshill Avenue, Leeds**

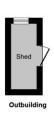
- Three Bed Semi-detached Home
- Offered with NO CHAIN
- Great Sized Rear Garden
- Offer Price Reflects Need for Modernisation
- Popular Location

Tenure: Freehold EPC Rating: D

£260,000



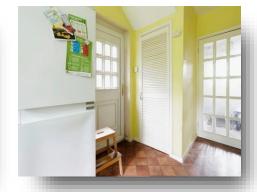




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HFT106586



Property Ref: HFT106586 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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