



Tinshill Lane, Leeds LS16 6EE

welcome to

Tinshill Lane, Leeds

Internal viewing is a must for this FIVE bedroom semi-detached family home! Offering spacious & stylish accommodation throughout. Generous driveway! Great location close to Horsforth train station. Landscaped Gardens. Modern kitchen & separate utility room.



Tinshill Lane

A spacious and versatile, extended five bedroom family home located in a popular residential area close to local amenities, good schools and transport links with Horsforth train station only 0.2 miles away providing links to Harrogate and Leeds. The home itself offers plenty of character throughout and briefly comprises; Entrance porch, spacious lounge, study, snug room, large storage space, modern kitchen, conservatory, utility room, downstairs shower room and double bedroom all to the ground floor. The first floor offers four good sized bedrooms, one with an ensuite and the further generous house bathroom. Outside the property benefits from a block paved driveway allowing ample off street parking. Private and enclosed front and rear gardens. Internal viewing is highly recommended to appreciate this 'tardis' like family home.

Ground Floor

Entrance Porch

Upvc double glazed door opening up into the entrance porch an ideal space for coats and shoes

Lounge

17' 1" x 10' 4" (5.21m x 3.15m)

A spacious lounge with attractive decor and plenty of character, with electric stove, ceiling beams, radiator, window to the front and double wooden doors lead through to;

Study

6' 5" x 6' 1" (1.96m x 1.85m)

A useful versatile space which is ideal as a study with laminate wood flooring and window to the front

Snug

11' 1" x 9' 4" (3.38m x 2.84m)

A cosy space with radiator, machine wood flooring, ceiling beams and radiator.

Storage

10' 3" x 3' 7" (3.12m x 1.09m)

A useful large storage space

Kitchen

9' 8" x 9' 5" (2.95m x 2.87m)

The modern and stylish kitchen offers a range of wall and base units with complimentary work surfaces over, metro style tiled splash back and stainless steel sink unit with mixer tap. Space for range cooker, integrated fridge freezer and wine cooler and plumbing for dishwasher. Ceiling beams, tiled flooring, under counter lighting, Archway opening through to the conservatory.

Conservatory

20' 9" x 10' 2" (6.32m x 3.10m)

A great versatile, light and bright space with large windows allowing ample natural light, machine wood flooring, radiator, velux windows and ceiling spot lights.

Utility Room

7' 4" x 6' 6" (2.24m x 1.98m)

A useful utility room to any busy family home with wall and base units providing ample storage, sink, plumbing for washing machine and tumble dryer, laminate wood flooring and window to the front.

Cloakroom/Shower Room

7' 4" x 3' 10" (2.24m x 1.17m)

A useful downstairs cloakroom with shower cubicle, low flush wc, wash basin and window.

Bedroom 5

10' 6" x 9' 1" (3.20m x 2.77m)

A spacious double bedroom to the ground floor with neutral decor ideal as a guest bedroom with radiator and windows to both rear and side.

First Floor

Landing

With stairs from the ground floor and doors to;

Bedroom One

12' 9" x 9' 4" (3.89m x 2.84m)

A large double bedroom with useful integrated wardrobes to one wall, laminate wood flooring, radiator and window to the rear

Ensuite

5' 11" x 4' 7" (1.80m x 1.40m)

The ensuite comprises; shower cubicle, low flush wc, wash basin, heated towel rail, underfloor heating and window to the side

Bedroom Two

11' 11" x 10' 4" (3.63m x 3.15m)

A second double bedroom with radiator, ample space for free standing furniture and window to the front

Bedroom Three

13' 10" max x 9' 2" max (4.22m max x 2.79m max)

'L Shaped Room'

A good sized bedroom with space for free standing furniture, laminate wood flooring and window to the front

Bedroom Four

10' 7" x 7' 7" (3.23m x 2.31m)

Another good sized bedroom with radiator and window to the front and side

Bathroom

8' 10" x 7' 4" (2.69m x 2.24m)

The generous family bathroom comprises; Roll top bath with shower attachment, separate shower cubicle, pedestal wash basin, low flush wc, part tiled walls, vinyl flooring, radiator and window to the front

Outside

The property benefits from a large block paved driveway allowing ample off street parking for several cars. Hedge and fence borders create privacy.

The front garden provides a lovely space to relax with garden laid to lawn, raised decking area and mature borders.

There is also a garden to the rear with fence and mature hedge borders, astro grass and gated access making this nice a secure.



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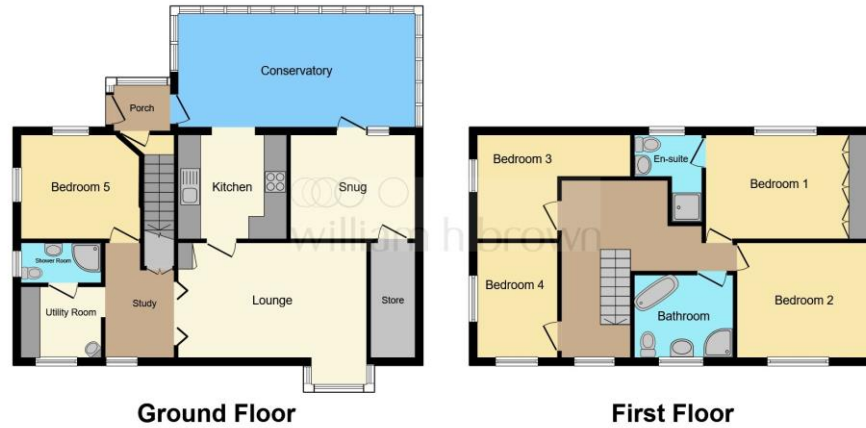
welcome to

Tinshill Lane, Leeds

- Five Bedroom Semi-detached Home
- Generous Driveway
- Landscaped Gardens
- Spacious & Versatile Accommodation
- Large Conservatory

Tenure: Freehold EPC Rating: C

£450,000



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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