



**Tinshill Road, Leeds LS16 7DN**



**welcome to**

**Tinshill Road, Leeds**

Stylish & spacious detached home in a prime location near schools, shops, & transport. Features 4 bedrooms, 3 bathrooms, generous kitchen, & versatile living spaces. Enjoy a private balcony off the principle bedroom. Low-maintenance secluded rear garden with fire pit & ample parking with garage.



**Tinshill Road**

A rare opportunity to purchase this unique detached residence which is ideally located in a sought-after residential area, close to local amenities and reputable schools. Offering stylish, spacious & move-in-ready accommodation throughout, the home is thoughtfully designed for modern living. The ground floor comprises an inviting entrance hallway, & a practical utility room. With an inner door leading into a versatile reception space with a staircase to the left & open archways leading into both the lounge & dining areas. A generously sized fitted kitchen & a well-appointed bathroom complete the ground floor layout. Upstairs, the first-floor hosts four well-proportioned bedrooms, each benefiting from ample fitted storage. The principal bedroom enjoys access to a private balcony - an ideal spot for relaxation. One of the additional double bedrooms features a sleek en-suite shower room. A spacious family shower room and access to the loft provide further convenience. Externally, the property benefits from a generous graveled driveway & a garage, providing ample off-street parking and additional storage. The front garden is laid to lawn and framed by mature, attractive borders. To the rear, a private & enclosed garden offers a secluded space ideal for entertaining or unwinding, featuring paved patio areas, established planting & a built-in gas fire pit for added comfort & ambience.

**Ground Floor  
Entrance Porch**

Door opens into the entrance porch with bright neutral decor, radiator and useful storage cupboard. Large window to the front making this a nice bright space with access to the utility room.

**Utility Room/ Pantry**

7' 7" x 6' 1" ( 2.31m x 1.85m )  
A practical space offering both storage and utility functions, featuring laminate worktops, fitted shelving, plumbing for a washing machine, a radiator, and durable vinyl flooring

**Snug/Office**

9' 10" x 9' ( 3.00m x 2.74m )  
A snug with neutral decor, radiator and window

**Reception Room**

23' 5" x 10' 2" ( 7.14m x 3.10m )  
A versatile open space featuring archways that connect seamlessly to both the dining area and lounge.

**Lounge**

14' 10" x 13' 6" ( 4.52m x 4.11m )  
A charming lounge featuring bright, neutral décor and an open archway that seamlessly connects the space to the rest of the home. Double patio doors at the rear and a large half-bay window to the side flood the room with natural light. An attractive gas fireplace with a stylish limestone surround and a radiator add warmth and character.

**Dining / Kitchen**

15' 2" x 14' 9" ( 4.62m x 4.50m )  
This spacious kitchen boasts a generous array of medium oak wall and base units complemented by stylish worktops, a ceramic sink with drainer and mixer tap, and tiled splashbacks. It includes an integrated fridge-freezer and space for a range cooker. A granite breakfast bar adds both extra storage and casual seating. The room is enhanced by ceiling spotlights and tiled flooring, with three elegant arched windows to the front, along with an additional side window and door, fill the space with natural light.

**Dining Room**

13' 10" x 12' 9" ( 4.22m x 3.89m )  
This lovely, bright mezzanine-level space features windows on two sides, overlooking the landscaped garden, with a radiator and attractive kardean wood flooring. Currently used as a dining area, it offers versatile potential to suit a variety of needs.

**Ground Floor Bathroom**

8' 5" x 4' 6" ( 2.57m x 1.37m )  
A downstairs bathroom which comprises a white three piece suite, panel bath, wash basin, low flush wc, heated towel rail, electric mirror, tiled walls and window

**First Floor  
Landing**

A spacious landing with stairs from the ground floor with access to the loft and useful integrated wardrobes allowing ample storage.

**Master Bedroom**

19' 9" x 14' 9" ( 6.02m x 4.50m )  
A spacious principal bedroom adorned with bright, neutral decor and enhanced by useful fitted wardrobes and ceiling spotlights. The room includes a vanity unit with wash basin, a radiator, and two charming arched windows alongside two additional windows, allowing for an abundance of natural light. A French door, flanked by two large windows, opens onto a private balcony, creating a serene and airy retreat.

**Bedroom Two/Guest Room**

13' 9" x 12' 8" ( 4.19m x 3.86m )  
A bright and airy double bedroom with ceiling spot lights, useful fitted wardrobes, radiator, vertically oriented wooden-framed windows and access to the ensuite

**Ensuite**

The ensuite provides a step in shower cubicle with glass screen, low flush wc, wall mounted wash basin, tiled flooring and walls, heated towel rail and ceiling spot lights.

**Bedroom Three**

9' 3" x 10' ( 2.82m x 3.05m )  
A good sized bedroom with useful integrated wardrobes, radiator and window overlooking the rear garden.

**Bedroom Four**

12' max x 5' 11" ( 3.66m max x 1.80m )  
Currently used as an home office with plenty of fitted storage, radiator and window overlooking the front garden.

**Shower Room**

A generous space with step in shower cubicle with screen, wall mounted wash basin, low flush wc, heated towel rail, window, ceiling spot lights, electric mirror, part tiled walls and tiled flooring.

**Outside**

The property boasts an extensive graveled driveway at the front, offering ample off-street parking. A garage provides additional storage space. The front garden is laid to lawn and framed by mature, well-maintained borders, adding to the home's kerb appeal.

Gated side access leads to a private, enclosed rear garden bordered by mature planting for added seclusion. Designed for low maintenance, the space is fully paved and offers a peaceful setting ideal for relaxation. With ample room for outdoor seating and a built-in gas fire pit, it's a cosy and tranquil retreat perfect for year-round enjoyment.

**Location**

Tinshill Road is well situated for reputable schools for all ages & grades are available nearby & recreational facilities include several Championship Golf Courses, Sports Centres & the open countryside of the Wharfe Valley & Otley Chevin. Local transport services provide easy access to Leeds City Centre & surrounding areas, & there is a good network providing links to the major business centres of Harrogate & York, via Horsforth train station which is a few minutes walk away.

## welcome to Tinshill Road, Leeds

- Unique Detached Home
- Extensive Driveway & Garage
- Large, Lawned front garden with mature borders
- Enclosed Rear Garden
- Balcony to Main Bedroom with Long Distance Views

Tenure: Freehold EPC Rating: C  
Council Tax Band: F



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.flooragent.com

# £775,000



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Property Ref:  
HFT106922 - 0005

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