



Tinshill Road, Leeds LS16 7DN

welcome to

Tinshill Road, Leeds

Two double bedroom semi-detached bungalow offered with no onward chain and in a popular residential area of Cookridge. In need of modernisation however offering ample living space throughout. Block paved driveway, detached garage and generous rear garden to the outside. Internal viewing is a must!



Tinshill Road

Offered with no onward chain, this two-bedroom semi-detached bungalow has been a much-loved family home for many years and now presents an exciting opportunity for modernisation to create a truly fabulous home. The ground floor offers generous living space, including an entrance hallway, a spacious lounge with a log burner and bay window, a second reception room, a well-proportioned kitchen/diner, conservatory, one double bedroom, and the house bathroom. An exposed timber staircase leads to the first floor, where you'll find eaves storage on the landing, a second double bedroom, and a shower room.

Set on a good-sized plot, the exterior boasts a generous block-paved driveway providing ample off-street parking, a detached garage for additional storage, and a front garden with mature shrubs adding kerb appeal. To the rear, a large garden offers a wonderful outdoor space for relaxation or entertaining. Internal viewing is highly recommended to appreciate the scope and potential of this charming property.

Ground Floor

Hallway

The front door opens into an inviting entrance hallway, featuring stripped and varnished floorboards, timber paneling along the lower walls, and an exposed timber staircase leading to the first floor.

Lounge

13' 8" x 11' 5" (4.17m x 3.48m)

To the front of the home, a generous reception room creates a cosy yet elegant space, featuring an exposed brick fireplace with a charming log-burning stove as its focal point. Alcoves on either side add character, while ceiling coving and wood-effect flooring enhance the room's timeless appeal. A large bay window floods the space with natural light, and internal double doors open seamlessly into the dining room, perfect for entertaining or family gatherings.

Dining Room

11' 5" x 10' 9" (3.48m x 3.28m)

A useful second reception room with French doors leading out to the rear garden.

Kitchen / Diner

14' 9" x 12' 4" (4.50m x 3.76m)

The solid timber kitchen is both practical and full of character, offering a range of wall and base units for ample storage. A charming alcove houses a Range-style cooker beneath a rustic timber lintel, while a Belfast sink adds a traditional touch. There is plumbing for a washing machine and dishwasher, space for a fridge freezer, and plenty of room for a dining table, making it ideal for family meals. Natural light streams in through a side window, and two sets of doors open into the conservatory, creating a bright and sociable space.

Conservatory

14' 9" x 8' 6" (4.50m x 2.59m)

A useful addition to the home adding extra living space with wood effect flooring, windows overlooking the garden and French doors out to the garden.

Bedroom One

18' 6" x 11' (5.64m x 3.35m)

A good sized double bedroom with window to the front.

Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

The bathroom comprises; bath, wash basin and wc and window to the side

First Floor

Landing

With stairs from the ground floor, Velux skylight and useful eaves storage

Bedroom Two

13' 6" x 11' (4.11m x 3.35m)

This second spacious double bedroom enjoys dual-aspect windows to the front and rear, filling the room with natural light. It also benefits from useful fitted wardrobes and additional storage, making it both practical and inviting.

Shower Room

Shower enclosure, wc and wash basin

Outside

To the front of the property, a generous block-paved driveway provides ample off-street parking, complemented by a neatly maintained lawn and mature borders that add charm and kerb appeal. A pathway runs down the side of the home to a detached garage, offering excellent storage options.

The rear garden is equally impressive, featuring a spacious lawn, inviting seating areas perfect for relaxing or entertaining, and useful additions such as a greenhouse and garden shed

Detached Garage

19' 2" x 9' 3" (5.84m x 2.82m)

Useful for storage.



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welcome to Tinshill Road, Leeds

- Two Double Bedrooms
- Semi-Detached Bungalow
- Block Paved Driveway
- Detached Garage
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£270,000



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.localagent.com



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