

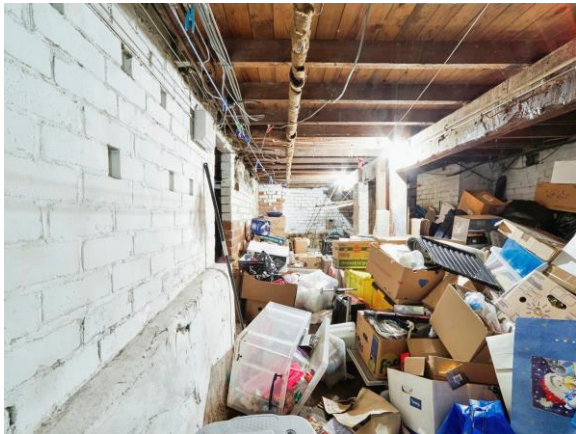


**Tinshill Road, Leeds LS16 7DW**

**welcome to**

**Tinshill Road, Leeds**

Offered with NO CHAIN is this substantial five bedroom detached bungalow in Cookridge, close to local amenities and transport links. Off street parking & spacious rear garden. Versatile accommodation! Great cellar for storage. approximately 2,200 SQFT



## Tinshill Road

Internal viewing is highly recommended to appreciate this rare to market - substantial FIVE bedroom detached bungalow which is situated in a great location close to local amenities, good schools and transport links. The property is versatile throughout and offers spacious accommodation which briefly comprises; Entrance hallway, living room, dining room, fitted kitchen, two bedrooms and bathroom to the ground floor. Two bedrooms to the first floor. The lower ground floor offers a further reception room and bedroom. The property also benefits from a generous cellar providing ample storage. To the outside there is also a driveway and good sized rear garden. Offered with NO CHAIN - approximately 2,200 SQFT

### Ground Floor

#### Entrance Porch

Door to the front

#### Hallway

Door from the porch opens into the spacious hallway with stairs to the first floor and stairs to the lower ground

#### Living Room

12' 6" x 14' 4" ( 3.81m x 4.37m )

A good sized living room with bay window to the front, two further windows to the side and doors through to;

#### Dining Room

12' 6" x 9' 9" ( 3.81m x 2.97m )

a useful second reception room

#### Kitchen

12' 6" x 10' 9" ( 3.81m x 3.28m )

A good sized kitchen with a range of wall and base units space for appliances and door to the rear

## Bedroom One

12' 1" x 14' 4" ( 3.68m x 4.37m )

A good sized double bedroom with bay window to the front and fitted wardrobes

## Bedroom Two

12' 1" x 9' 9" ( 3.68m x 2.97m )

A second good sized bedroom with fitted wardrobes and window to the rear

## Bathroom

A fitted bathroom with bath, wc and wash basin.

## First Floor

### Bedroom Three

7' 7" x 12' ( 2.31m x 3.66m )

### Bedroom Four

8' 7" x 13' 1" ( 2.62m x 3.99m )

## Lower Ground Floor

### Reception Room

14' 3" x 11' 9" ( 4.34m x 3.58m )

A good sized reception room

### Bedroom Five

7' 2" x 10' 7" ( 2.18m x 3.23m )

### Cellar

A large cellar to the property which provides ample storage

## Outside

To the outside there is also a driveway and good sized rear garden



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welcome to

## Tinshill Road, Leeds

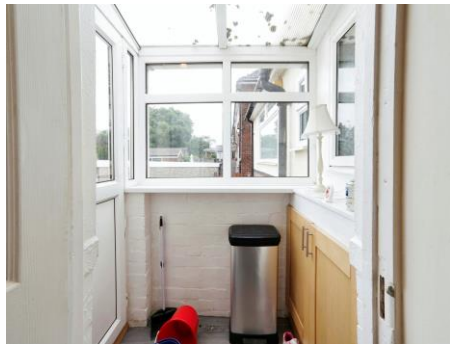
- Five Bedroom Detached Bungalow
- Driveway & Rear Garden
- Offered with NO CHAIN
- Useful Cellar
- Internal Viewing is a MUST!

Tenure: Freehold EPC Rating: D

# £465,000



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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Property Ref:  
HFT106694 - 0002

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