



**Tinshill Road, Leeds LS16 7LD**

**welcome to**

**Tinshill Road, Leeds**

An attractive & well-presented 4-bedroom detached home in the sought-after area of Cookridge, just 0.3 miles from Horsforth train station. Offering versatile family living with a spacious kitchen/diner, snug, & generous bedrooms, plus a gated driveway, double garage & large rear garden.



## Tinshill Road

An attractive and well-maintained four-bedroom detached family home, ideally located in the popular area of Cookridge. The property is well positioned for local amenities, excellent schools, and transport links, with Horsforth train station just 0.3 miles away, providing convenient access for commuting and travel further afield.

The accommodation is versatile and well suited to family living, briefly comprising an entrance hallway, a front-facing lounge with a bay window, a modern open-plan kitchen/diner, and an adjoining snug area. The ground floor is further complemented by a utility room and a shower room.

To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Externally, the property sits on a generous plot, featuring a gated driveway, a mature front garden, a detached double garage, and a spacious rear garden—ideal for family use and outdoor relaxation.

Early internal viewing is highly recommended to fully appreciate the accommodation on offer.

## Ground Floor

### Entrance Hallway

Steps lead up to a covered porch featuring a decorative leaded glazed window to the front. A solid wood front door opens into the hallway, where there are stairs rising to the first floor, a radiator, and a useful storage cupboard.

### Living Room

A lovely, spacious front reception room featuring a cast iron living flame gas fire with a limestone surround and granite hearth. The room benefits from a radiator, original coving, decorative ceiling, cornice, a bay window to the front, and an additional side window providing plenty of natural light.

### Kitchen / Diner

The heart of the home is this modern, stylish kitchen, fitted with a range of wall and base units complemented by work surfaces and a ceramic sink with patterned tiled splashbacks. There is space for a large range cooker with an extractor hood above, along with space for a fridge freezer and an integrated dishwasher. The kitchen also benefits from breakfast bar seating, ceiling spotlights, and two rear windows overlooking the garden.

Adjacent to the kitchen is the dining area, offering ample space for a table and chairs, along with a radiator and patio doors opening onto the garden. Velux windows, ceiling spotlights, and quality wood flooring complete this bright and versatile family space.

### Snug Area

Open plan to the kitchen and another great versatile space currently being used as a 'snug' with window to the side and same quality wood flooring running through.

### Inner Hallway

Allowing access to the utility room and downstairs shower, wood flooring and door to the side.

### Shower Room

Step in shower enclosure with glass screen and tiled backing, low flush wc, wash basin and radiator.

### Utility Room

A useful space to any busy family home with plumbing for washing machine, base cupboard and sink unit, wall mounted boiler and window.

## First Floor

### Landing

A spacious landing with attractive stained glass window to the side and ceiling coving.

### Bedroom One

A generously sized double bedroom offering ample space for freestanding furniture, featuring neutral decor, a radiator, and a window showcasing lovely views.

### Bedroom Two

A second double bedroom with radiator and two windows allowing ample natural light.

### Bedroom Three

A lovely sized third bedroom with neutral decor, radiator and window

### Bedroom Four

Currently being used as a home office with radiator and window.

### Bathroom

The family bathroom comprises; bath with shower over and screen, pedestal wash basin, low flush wc, chrome heated towel rail, part tiled walls and floor along with two windows.

### Outside

The property occupies an impressive plot, featuring a gated driveway to the front that provides ample off-street parking. A well-maintained and attractively stocked front garden enhances the home's kerb appeal. This in turn leads to the a detached double garage providing ample storage.

The tiered rear garden is a standout feature of the property, predominantly laid to lawn with well-stocked, mature borders and paved patio areas ideal for seating and relaxing.



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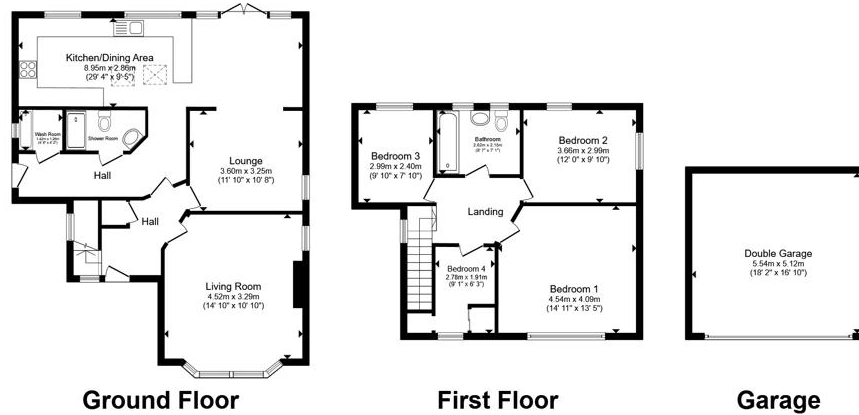


welcome to

## Tinshill Road, Leeds

- Sought-after Cookridge location, just 0.3 miles from Horsforth train station
- Attractive four-bedroom detached family home
- Spacious open-plan kitchen/diner with adjoining snug
- Well-proportioned bedrooms and versatile living space throughout
- Generous plot with gated driveway and detached double garage

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E



Total floor area 169.0 m<sup>2</sup> (1,820 sq.ft.) approx  
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.propertybox.io



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