



**Tinshill Crescent, Leeds LS16 7AS**

**welcome to**

**Tinshill Crescent, Leeds**

\*GUIDE PRICE £120,000 - £130,000\* No onward chain!

Spacious 1-bed ground floor apartment in popular Cookridge just 0.8 miles from Horsforth station. Features a bright lounge, kitchen, double bedroom, bathroom, and a generous rear garden.



### **Tinshill Crescent**

Offered with no onward chain, this spacious one-bedroom ground floor apartment is located in a sought-after area of Cookridge, close to local amenities and excellent transport links, with Horsforth train station just 0.8 miles away.

The accommodation is well-proportioned and briefly comprises: entrance hallway, generous lounge, kitchen, double bedroom, and bathroom.

Externally, the property boasts a good-sized rear garden, perfect for relaxing or entertaining.

Internal viewing is highly recommended to appreciate the space on offer!

### **Hallway**

Private entrance to the flat opening into the hallway with useful storage cupboard.

### **Lounge**

16' 5" x 9' 7" ( 5.00m x 2.92m )

A spacious lounge with neutral decor, wall mounted electric heater and window to the front

### **Kitchen**

10' 5" x 6' 3" ( 3.17m x 1.91m )

The kitchen provides a range of wall and base units with laminate worktops over, sink with drainer unit, space for washing machine and fridge freezer. Vinyl flooring and window to the side.

### **Bedroom**

10' 4" x 13' 6" max ( 3.15m x 4.11m max )

A good sized double bedroom with wall mounted electric heater and window to the rear with useful storage cupboard.

### **Bathroom**

The bathroom comprises; bath with shower over, wash basin, wc, vinyl flooring and window to the side.

### **Outside**

The flat benefits from a generous rear garden mainly laid to lawn

### **Agents Note**

To the best of our knowledge, this property is of non-standard construction, and we believe it to be an Airey build. We strongly advise checking with your mortgage broker or lender to confirm suitability and formability based on this construction type

### **Leasehold Information**

This property is leasehold with the following details:

Term: 125 years from 24th August 2015

(approximately 115 years remaining)

Current annual service charge: £100

We recommend that your legal representative verifies these terms and charges.



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welcome to

## Tinshill Crescent, Leeds

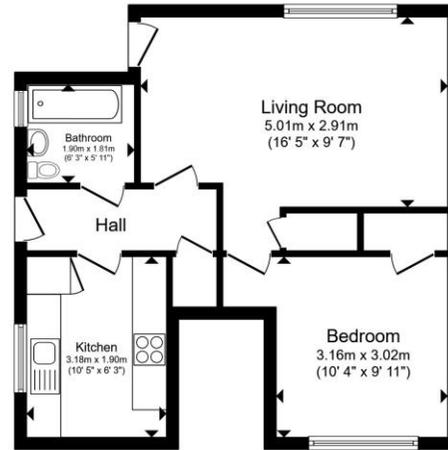
- Offered with NO ONWARD CHAIN
- One Double Bedroom
- Ground Floor Flat
- Generous Front and Rear Garden
- Popular Residential Area

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



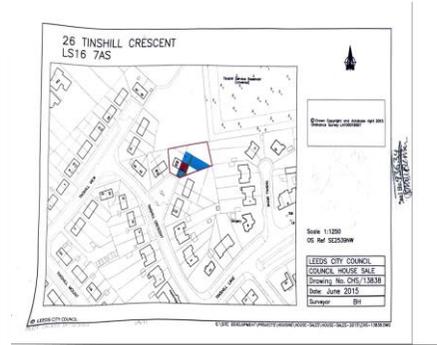
guide price

**£120,000 - £130,000**

Total floor area 47.7 m<sup>2</sup> (513 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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Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107393 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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