



Tinshill Lane, Leeds LS16 7BE

welcome to

Tinshill Lane, Leeds

A spacious and well-proportioned first-floor apartment offering two double bedrooms, situated in a sought-after residential area close to local amenities and excellent transport links. The property also benefits from a private balcony — perfect for enjoying a bit of outdoor space.



Tinshill Lane

An ideal opportunity for first-time buyers, downsizers, or investors alike, this well-presented first-floor apartment offers spacious and versatile accommodation throughout. The layout briefly comprises: a welcoming entrance hall with ample storage, a generously sized lounge/diner, a fitted kitchen with access to a private balcony, two double bedrooms, and a well-appointed bathroom. Located in a popular residential area, the property is conveniently close to local amenities and excellent transport links.

Entrance Hall

The entrance door opens into a welcoming hallway, complete with two handy storage cupboards, sleek laminate flooring, and a central heating radiator.

Lounge / Diner

18' 6" max x 10' 7" (5.64m max x 3.23m)

A generously sized lounge with elegant laminate flooring, a gas fireplace, and a central heating radiator. Two large front-facing windows flood the room with natural light, while the generous layout easily accommodates both living and dining furniture.

Kitchen

10' 7" x 8' 6" (3.23m x 2.59m)

The well-appointed kitchen offers a range of wall and base units topped with laminate work surfaces, complemented by metro-style tiled splashbacks and a modern circular sink with mixer tap. There's space for a freestanding fridge freezer, plumbing for a washing machine, and a built-in oven with hob and extractor hood above. A cupboard neatly houses the boiler, while vinyl flooring adds practicality. A window to the front brings in natural light, and a door leads directly out onto the balcony — perfect for a breath of fresh air.

Balcony

A charming addition to the home with artificial lawn and metal railings — the perfect spot to unwind and enjoy a quiet cuppa.

Bedroom One

15' 1" x 9' 10" + recess (4.60m x 3.00m + recess)

A spacious double bedroom with laminate flooring, radiator and window to the front.

Bedroom Two

11' 10" x 9' (3.61m x 2.74m)

A second double bedroom with laminate flooring, integrated storage, radiator and window to the front.

Bathroom

A spacious and well-equipped bathroom featuring a stylish 'P'-shaped bath with shower over and glass screen, a wash basin, low flush WC, and a heated towel rail. The room is finished with part-tiled walls, practical vinyl flooring, and a front-facing window that brings in natural light.

Agents Note

The boiler is approximately 3 years old with a 10 year warranty

Leasehold Information

Please note that this property is leasehold. We recommend that your legal representative verifies the following details:

Lease Term: 125 years from 2nd August 1999 (approximately 99 years remaining)

Service Charge: £57 per calendar month / £684 per annum

Pets: Permission is required to keep a pet on the premises



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Tinshill Lane, Leeds

- Two Double Bedrooms
- First Floor Apartment
- Balcony ideal for seating
- Popular Residential Area
- Spacious Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 684.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Aug 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£135,000

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:
HFT107166 - 0003

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