

# HUNTERS®

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**Tinshill Mount, Cookridge, LS16**

**Guide Price £250,000**

**Property Images**

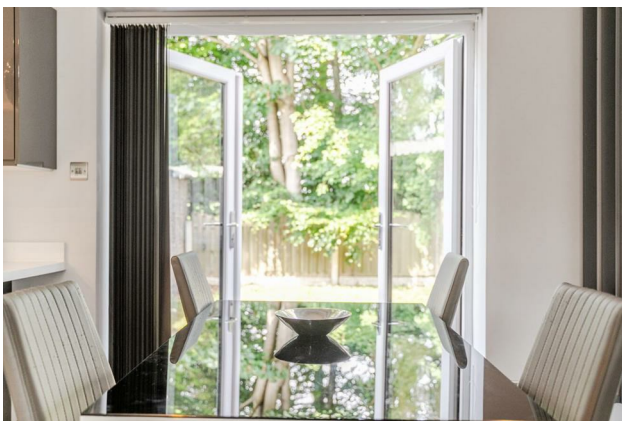




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## Property Images



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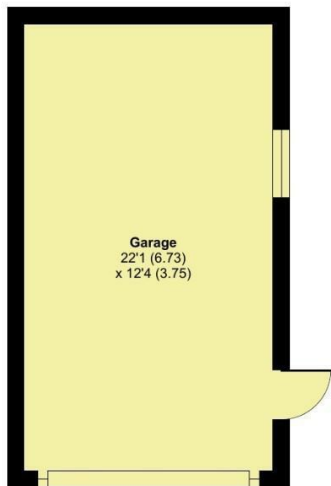
## Tinshill Mount, Leeds, LS16

Approximate Area = 788 sq ft / 73.2 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 1060 sq ft / 98.4 sq m

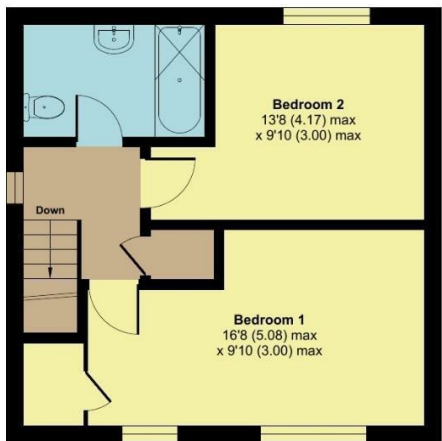
For identification only - Not to scale



**GARAGE**  
APPROX FLOOR  
AREA 25.2 SQ M  
(272 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 36.6 SQ M  
(394 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 36.6 SQ M  
(394 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1340577

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Map



### Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

CHAIN FREE Tinshill Mount, Cookridge is a beautifully presented, move-in-ready semi-detached home that offers two bedrooms in the highly sought-after location of Cookridge. Perfectly positioned close to local bus and train links, excellent schools, and a range of amenities, this property is ideal for those seeking both convenience and comfort.

### Key Features:

- The current owners have modernised their home to an exceptional standard and changed it to open plan living.
- Welcoming entrance hallway includes useful understairs storage.
- Stylish high specification kitchen featuring gloss cabinets with ample base and eye-level units, quartz worktops with sunken sockets, integral appliances such as oven/hob, dishwasher, washing machine/drier, quartz tiled floor with underfloor heating to add a touch of luxury for those cold winter mornings.
- Lounge/diner with media wall, open plan to kitchen area with patio door access to the rear garden, making it a perfect space for relaxation and entertaining.
- Two double bedrooms the master being larger than average.
- Modern sleek bathroom design with a shower over the bath.
- Tarmac driveway with edging design and lawn area to the front provide ample off street parking and access to garage.
- Low maintenance rear garden with a patio, lawn and fence boundary.

This is an excellent choice for first-time buyers, offering a modern, move-in-ready space. Call our friendly team today to arrange your viewing!

## Features

- CHAIN FREE • SEMI-DETACHED TWO BEDROOMS • MODERN OPEN PLAN LIVING • SLEEK KITCHEN WITH QUARTZ WORKTOPS AND FLOORING AND UNDERFLOOR HEATING • STYLISH BATHROOM • DRIVEWAY & GARAGE • POPULAR LOCATION • COUNCIL TAX BAND:- A • EPC RATING:- D