



**Tinshill Mount, Leeds LS16 7AZ**

**welcome to**

**Tinshill Mount, Leeds**

Modern 3-bed semi-detached home on Tinshill Mount, recently renovated with stylish interiors. Features front and rear gardens, on-street parking, and excellent access to Horsforth Station. A move-in-ready property in a popular, well-connected area.



### **Front Garden**

The front garden features astro turf for easy maintenance, paved areas to the side, bin storage, and fencing along one side, creating a neat and practical outdoor space.

### **Hall**

The entrance hall opens into a bright and airy space, setting a welcoming tone as soon as you step inside.

### **Living Room**

19' 9" x 11' 6" ( 6.02m x 3.51m )

The living room offers a spacious, modern feel, featuring an elegant herringbone floor, two radiators for added comfort, and windows to both the front and rear that fill the room with natural light.

### **Kitchen**

9' 7" x 9' 7" ( 2.92m x 2.92m )

The kitchen features a stylish herringbone floor, oak worktops, and metro tile splashbacks, creating a clean and modern look. It includes a 4-ring gas hob, integrated fridge freezer, space for a double oven, and a built-in storage cupboard, with a door leading out to the garden for added convenience.

### **Landing**

The landing is carpeted for comfort featuring a window to the side, along with a loft hatch offering additional storage access.

### **Bedroom 1**

13' 9" x 9' 7" ( 4.19m x 2.92m )

Bedroom 1 offers a generous layout, and would comfortably fit a double bed. It features soft carpeting, a rear-facing window that brings in natural light, and a radiator to keep the room warm and inviting.

### **Bedroom 2**

11' 5" x 9' 7" ( 3.48m x 2.92m )

Bedroom 2 offers a bright, carpeted space with a front-facing window and a radiator, alongside space for a double bed while still feeling open and airy.

### **Bedroom 3**

6' 10" x 6' 3" ( 2.08m x 1.91m )

Bedroom 3 is a well-proportioned single room, featuring carpeted flooring, a front-facing window, a radiator, and a built-in storage cupboard, making it a practical and comfortable space.

### **Bathroom**

The bathroom features a tiled floor and metro-tiled walls with half panelling, giving it a clean, modern finish. It includes a panel bath with shower, brass fixtures, a rear-facing window, a toilet, a storage unit with integrated sink, and a towel radiator for added comfort.

### **Rear Garden**

The rear garden provides a private, non-overlooked setting with a blend of astro turf, paving, and gravel for low-maintenance use. It features bushes along the side, rear fencing, a decked area with a pergola, a brick outbuilding for storage, and an outdoor tap for added practicality.



***view this property online*** [williamhbrown.co.uk/Property/HEA109668](http://williamhbrown.co.uk/Property/HEA109668)



**welcome to**

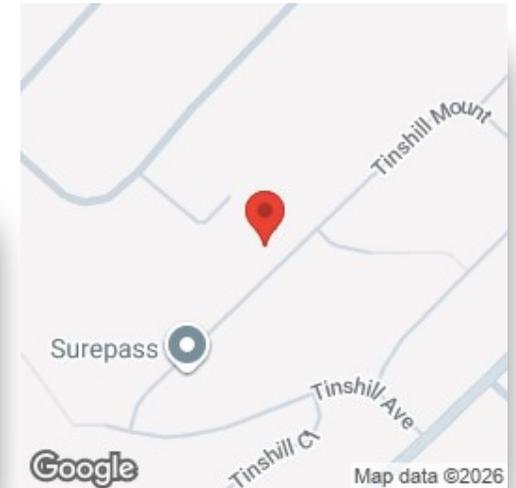
## **Tinshill Mount, Leeds**

- Guide price £280,000 to £290,000
- Recently renovated
- On street parking
- Front and rear garden
- Woods to back of house

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEA109668](http://williamhbrown.co.uk/Property/HEA109668)



Property Ref:  
HEA109668 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**