

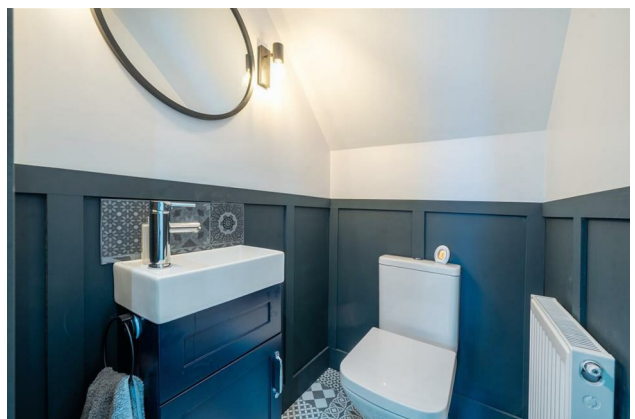
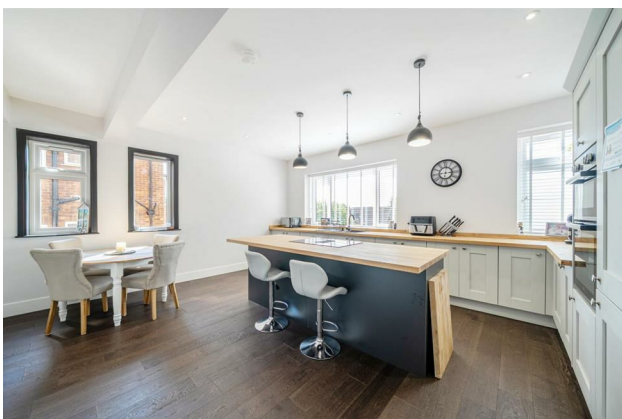
# HUNTERS®

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**Tinshill Road, Cookridge, LS16**

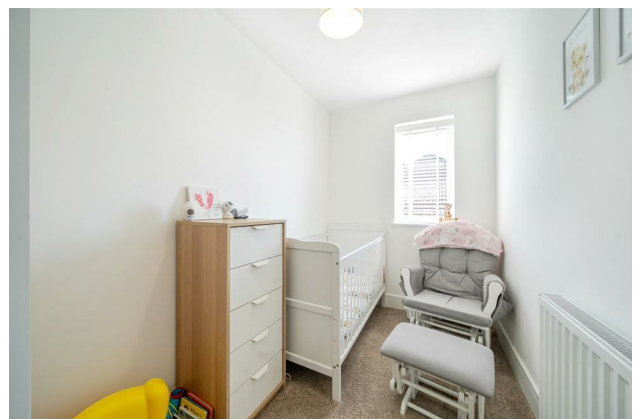
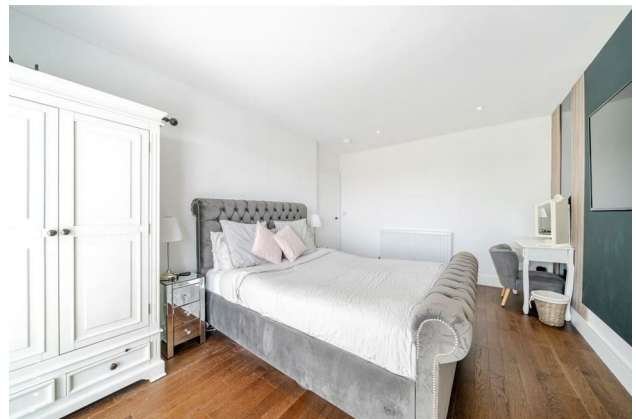
**Guide Price £425,000**

**Property Images**

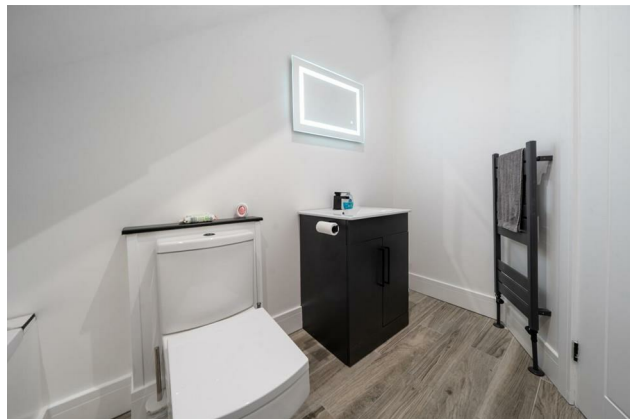




## Property Images



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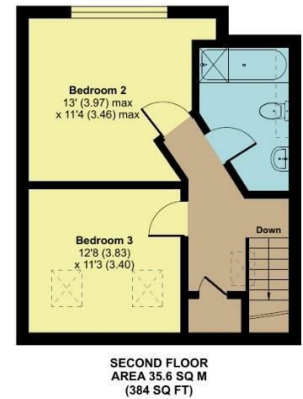
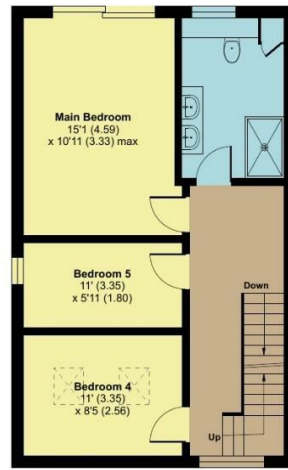
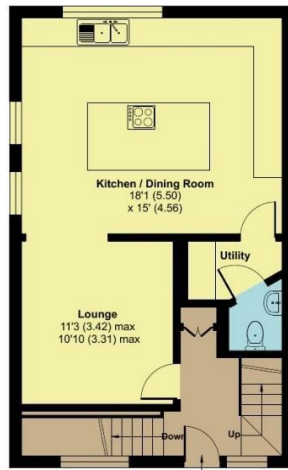
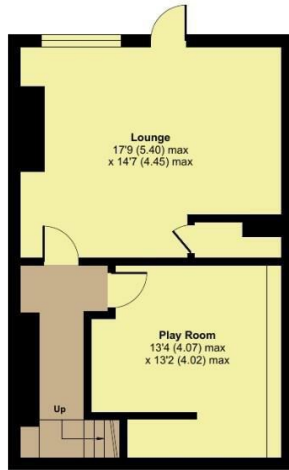
## Tinshill Road, Leeds, LS16

Approximate Area = 1991 sq ft / 184.9 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

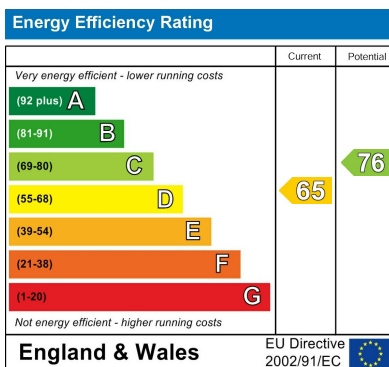
Total = 1997 sq ft / 185.4 sq m

For identification only - Not to scale



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: 1293808

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

## Summary

Tinshill Road, Cookridge is a beautifully renovated five-bedroom semi-detached home offering exceptional space, style, and versatility across four thoughtfully designed floors. Nestled in the desirable suburb of Cookridge, which is renowned for its leafy streets, excellent amenities, and proximity to both urban and rural settings. Residents enjoy access to a variety of local shops, restaurants, and pubs. The area boasts highly regarded schools and nurseries, making it ideal for families. With excellent transport links, including nearby Horsforth railway station providing regular services to Leeds, Harrogate, and York, and proximity to Leeds Bradford Airport, commuting is convenient for professionals.

## Key Features

- **Fully Renovated:** Lovingly modernised from the ground up, featuring a reimagined layout and high-spec finishes throughout.
- **Open-Plan Living:** The heart of the home boasts a spacious living room, kitchen, and dining area with herringbone flooring, a striking glass wall feature, shaker-style units, wood worktops, a large island with hob, and integrated appliances. This open-plan design enhances social interaction, allowing for seamless communication between the kitchen, dining, and living areas. The layout also maximises natural light, creating a bright and inviting atmosphere throughout the day.
- **Utility Room and Downstairs W.C.:** A dedicated utility room provides additional storage and houses laundry appliances, keeping the main living area clutter-free. Adjacent to the utility room is a convenient downstairs W.C., enhancing the home's functionality.
- **Versatile Lower Ground Floor:** Two separate rooms offer flexibility for a home office, cinema/games room, or children's playroom, with direct access to the rear garden.
- **Generous Bedrooms:** Five well-proportioned bedrooms, including a main bedroom with sliding patio doors leading to a Juliette balcony offering beautiful views, and a second bedroom featuring skylights and a vaulted ceiling.
- **Stylish Bathrooms:** A sleek shower room with double sinks and a double walk-in shower, plus a modern bathroom with a shower over the bath, both with high-quality fixtures and fittings.
- **Outdoor Space:** A new tarmac driveway provides ample off-street parking, while the fully enclosed rear garden features a lovely patio area and lawn, perfect for entertaining or safe children's play.

This stunning, versatile family home must be viewed to fully appreciate the size, specification, and lifestyle it offers. Don't miss the opportunity to make this exceptional property your new home.

## Features

- FULLY RENOVATED & MOVE IN READY • FIVE BEDROOMS • THREE BATHROOMS • TWO LIVING ROOMS & SEPARATE SNUG/PLAY ROOM • OPEN PLAN KITCHEN / DINER • OVER FOUR FLOORS • UTILITY ROOM & DOWNSTAIRS WC • SOUGHT AFTER LOCATION • COUNCIL TAX BAND:- C • EPC RATING:- D