



**Tinshill Road, Leeds LS16 7LE**

**welcome to**

**Tinshill Road, Leeds**

\*Guide Price £635,000 - £650,000\* This spacious & beautifully presented semi-detached home offers generous accommodation arranged over three floors, blending modern styling with practical family living. Benefiting from a driveway and enclosed rear garden.



## Tinshill Road

This spacious and beautifully presented extended semi-detached home offers generous accommodation over three floors, combining modern styling with practical family living. Located in a popular area of Cookridge close to local amenities, well-regarded schools and excellent transport links—including Horsforth Train Station just 0.2 miles away—the property is sure to appeal to a wide range of buyers.

The accommodation has been thoughtfully arranged by the current owners and briefly comprises: an inviting entrance hallway, a bright sitting room to the front, and a second lounge to the rear with French doors opening onto the garden. The impressive open-plan kitchen/diner provides an ideal setting for family life or entertaining, and a ground-floor shower room completes this level.

The first floor offers four well-proportioned bedrooms, with the smallest currently used as a home office, along with a stylish family bathroom. A tranquil principal bedroom is located on the second floor, featuring useful eaves storage and a contemporary en-suite shower room.

Outside the property benefits from a well maintained front garden along with a gated pathway and steps leading down to the front door. The property benefits from a block paved driveway to the rear which can be accessed via Woodhill Road. The rear garden is a lovely outdoor space with a well kept lawn and paved patio area.

## Ground Floor

### Entrance Hallway

The front door opens into a spacious and welcoming hallway, featuring an attractive tiled floor, a useful understairs storage cupboard, a radiator, and stairs rising to the first floor.

### Living Room

13' 10" max x 11' 5" max ( 4.22m max x 3.48m max )

This beautifully presented living room is bright and inviting, enhanced by a large bay window to the front that floods the space with natural light. The room features stylish decor with neutral walls and warm wood flooring, creating a calm and contemporary feel. A striking feature open fireplace with a wooden mantel and radiator finish the space off.

### Lounge

12' 3" x 11' 6" max recess ( 3.73m x 3.51m max recess )

This stylish and well-appointed reception room offers a bright and contemporary space, enhanced by large French doors that allow plenty of natural light to pour in. The room features modern wood-effect flooring and crisp, neutral decor. A characterful cast-iron fireplace acts as an attractive focal point and a sleek vertical radiator adds a modern finish.

### Kitchen / Diner

16' x 12' 7" ( 4.88m x 3.84m )

This bright and beautifully presented kitchen-diner offers a spacious and contemporary setting, ideal for everyday living and entertaining. The kitchen area features sleek, modern cabinetry with clean lines, complemented by light Granite worktops and integrated appliances, including a fridge freezer, Bosch double oven, gas hob stylish black cooker hood, along with space for a washing machine. A large window above the sink allows natural light to pour in, creating a fresh and airy atmosphere.

The room features light wood-effect flooring and crisp white walls that enhance the sense of space, ample space for family dining table and chairs. A useful pantry space that houses the boiler.

### Shower Room

9' 1" x 4' 6" ( 2.77m x 1.37m )

This modern shower room features large light-grey tiles and a generous walk-in shower with a frameless glass screen and rainfall-style head. A frosted window provides natural light and privacy, complemented by underfloor heating. The white suite includes a contemporary WC and a sleek vanity unit with integrated basin and chrome mixer tap for practical storage

### First Floor Landing

Stairs from the ground floor and stairs up to the first floor with window to the side

### Bedroom Two

12' 3" x 11' 8" ( 3.73m x 3.56m )

A good sized double bedroom with neutral decor, radiator and window to the rear with lovely views.

### Bedroom Three

11' 5" x 11' 7" ( 3.48m x 3.53m )

A second double bedroom with radiator and window to the front.

### Bedroom Four

12' 8" max x 11' 8" max ( 3.86m max x 3.56m max )

"L-shaped Room"

A good sized bedroom with radiator and window to the rear.

### Bedroom Five

12' 6" x 6' 11" ( 3.81m x 2.11m )

A good sized fifth bedroom which is currently being used as a home office with laminate flooring, radiator and window to the front

### Bathroom

8' x 6' 9" ( 2.44m x 2.06m )

This modern bathroom features a panelled bath with overhead shower and glass screen, set against light, contemporary tiling for a bright finish. A recessed shelf offers handy storage, while a sleek vanity unit with integrated basin, large mirror and heated chrome towel rail add practicality. Patterned floor tiles complete the stylish look.

### Second Floor Bedroom One

20' x 11' 2" restricted head height ( 6.10m x 3.40m restricted head height )

This spacious loft bedroom offers a bright and cosy retreat featuring exposed beams and soft, neutral decor. The space benefits from built-in eaves storage and a skylight to the far end brings in natural light, enhancing the airy feel. Access to the ensuite.

### Ensuite

The ensuite provides a walk in shower, low flush wc, wash basin, Italian tiled flooring and extractor.

### Outside

The property enjoys a well-maintained front garden with mature shrubs and a neatly kept lawn, along with a gated pathway and steps leading down to the front door. To the rear, accessed via Woodhill Road, there is a generous block-paved driveway providing off-street parking. The rear garden offers a private outdoor space with a well-kept lawn, mature planting and attractive palm-style shrubs adding character. A paved patio area provides space for seating, while fenced boundaries and surrounding greenery enhance the sense of privacy. The garden also benefits from an open outlook.

welcome to

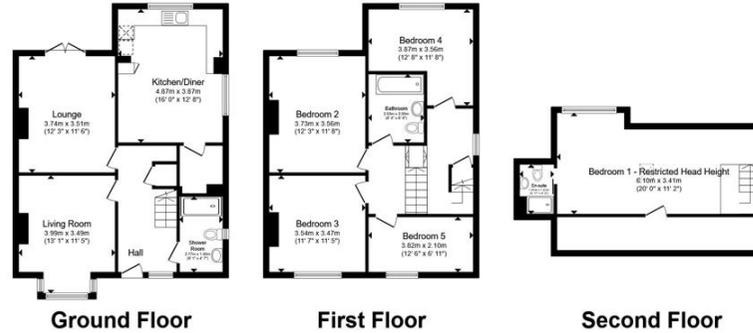
## Tinshill Road, Leeds

- Extended Semi-detached Home
- Spacious Open-plan Kitchen/Diner
- Four First-floor Bedrooms & Stylish Family Bathroom
- Tranquil Second-floor Bedroom & Ensuite
- Driveway to the Rear

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

guide price

**£635,000 - £650,000**



Total floor area 160.1 m<sup>2</sup> (1,724 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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Property Ref:  
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