

HARDISTY AND CO

Tinshill Walk
Cookridge



£375,000
Offers Over

hardistyandco.com

0113 239 0012

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A delightful, individual detached chalet style home hidden away down a private road, offering lovely leafy, tranquil setting yet close to excellent amenities, schools, beautiful weekend walks & bike rides & great commuter links! Fabulous, as is with entrance vestibule, open, pitched roof hallway, generous lounge, comprehensive fitted kitchen, two double bedrooms to first floor & versatile reception/bedroom space to ground floor, but sitting on such a generous size plot so exciting scope to extend too should you so wish. The gardens are mature and well tended, there is driveway parking & an attached garage. Such an exciting opportunity, in a fabulous setting, not to be missed! EPC - D



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INTRODUCTION

A delightful, individual chalet style detached family home hidden away down a private road, offering quiet, tranquil setting yet a short walk from excellent amenities, schools, lovely weekend walks and bike rides and with great commuter links. Sitting on such a good size plot with well tended, mature gardens to three sides, there is great scope here to extend should you so wish and subject to the necessary planning approvals. A brick block driveway providing off street parking and leads to an attached garage, comprises, to the ground floor, an entrance porch, entrance vestibule, stunning exposed timber pitched room to the dining hall which has sliding patio doors out to the garden and gives access to a comprehensive, cream fitted kitchen/diner and good size bright and airy lounge with dual aspect. An inner hallways offers a second reception room or third bedroom and a shower room. Upstairs are two double bedrooms, the Master with fitted eaves storage and a two piece WC along with a further, impressive, exposed timber pitched roof. The whole property is flooded with natural light and must be viewed at your earliest convenience as this truly special home will not be around for long.

LOCATION

Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, a recently re-designed and re-furbished sports club/swimming pool, Asda superstore

and a Health Centres at Holt Park. Ideally situated for access to Otley Road (A660) and the Ring Road (A6120) thus making commuting straight forward. Public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. Horsforth village is just next-door where a vast range of shops, supermarkets, pubs and restaurants can be found. Beautiful countryside can be found within a short distance and the Cookridge Hall Golf Course and Bannatyne health club are on the doorstep. Headingley is a short distance away with a vibrant mix of shops and restaurants, plus the renowned Headingley Stadium for rugby & Cricket.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS16 7DX.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE PORCH

A perfect shelter from the elements with window to the side and door to ...

ENTRANCE VESTIBULE

Giving access to the ...

DINING HALL

16'2" x 7'4"

A delightful, light and airy reception space with access

up to the first floor, inner hallway and with sliding patio doors out to the garden at the side. Opens through to the ...

LOUNGE

12'4" x 10'8"

Again, flooded with natural light from the dual aspect to the side and front elevations, with pleasant outlook over the garden and glazed window into the inner hallway. Fabulous high pitch, exposed timber ceiling gives a great feeling of space. Wall mounted electric fire.

KITCHEN/DINER

11'9" x 8'8"

Just off the dining hall and offering a quality solid timber, cream fitted kitchen with integrated electric oven, combination oven, four point gas hob and canopy over. Composite sink and drainer with mixer tap. Ample storage and dining space and lovely and bright from the dual aspect windows to the front and side elevations with pleasant garden outlook.

INNER HALLWAY

Giving access to a ...

SECOND RECEPTION ROOM/BEDROOM

13'2" x 11'2"

Offering great versatility here to use as you please with a window to the side elevation, lovely garden outlook and modern wood effect flooring.



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SHOWER ROOM

7'8" x 6'0"

A modern, uPVC clad shower room with walk in shower enclosure, electric shower, WC and basin set into vanity storage unit. Window to the rear elevation.

FIRST FLOOR

LANDING

Wow!! With high pitched, exposed timber roof, a fabulous, light and bright space with views across the garden, Velux skylight and doors to ...

BEDROOM ONE

14'11" x 11'3"

A good size double bedroom at the front of the house with dual aspect windows flooding the room with natural light. Access to useful fitted storage with Velux window.

BEDROOM TWO

10'7" x 8'8"

A comfortable double or large single, currently used as a home office with two Velux windows and window to the rear elevation.

WC

5'10" x 5'9"

Incorporates a wash hand basin and WC, part tiled in modern ceramics and with eaves storage.

OUTSIDE

Impressive, quiet, leafy setting down a private road with

a block paved driveway providing parking for two cars and leading to an attached garage. Such a good size plot with well stocked gardens to three sides offering raised beds, Indian sandstone paved seating areas and lawn. The gardens are enclosed by hedging offering great privacy.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.



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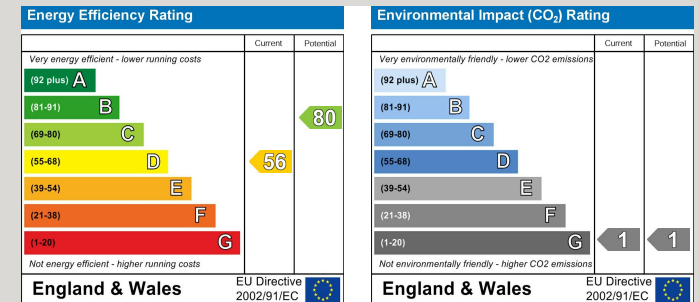
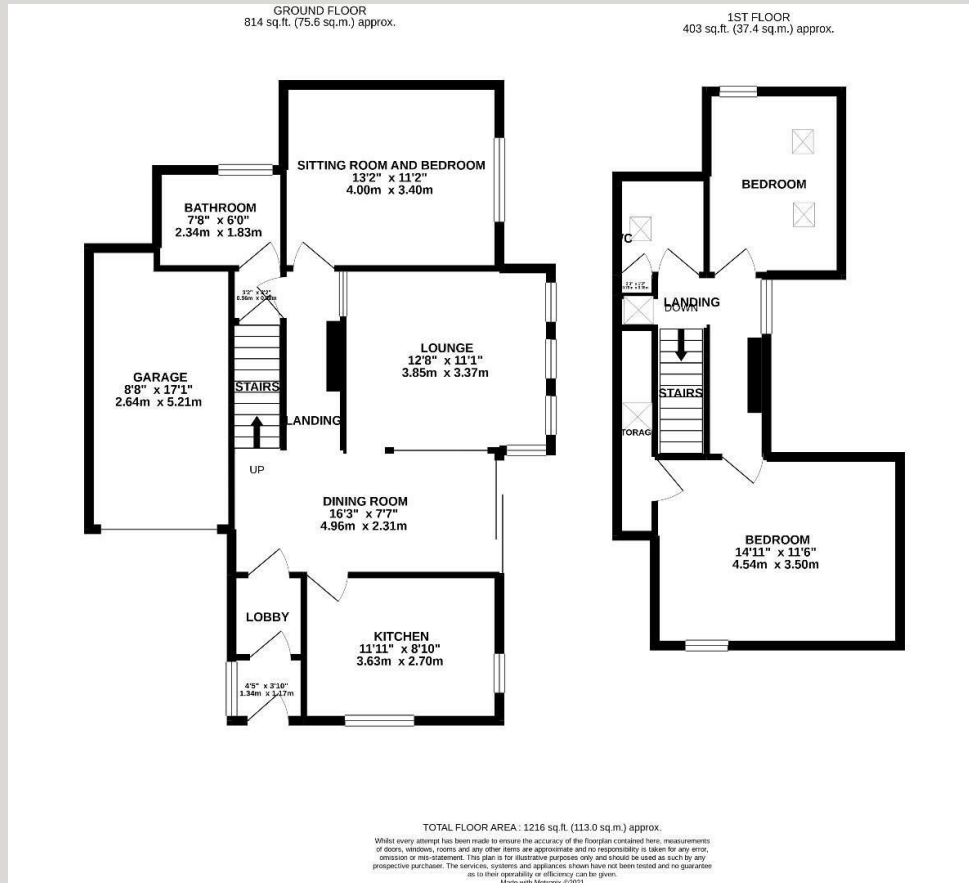
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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