

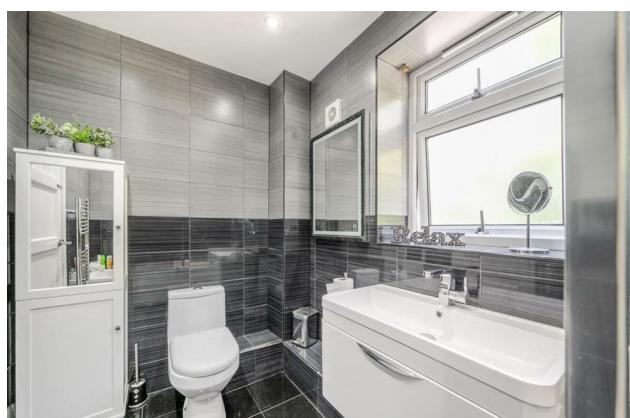
**Tinshill Mount, Cookridge, LS16**

**Guide Price £250,000**

**Property Images**



## Property Images



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## Property Images





## 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

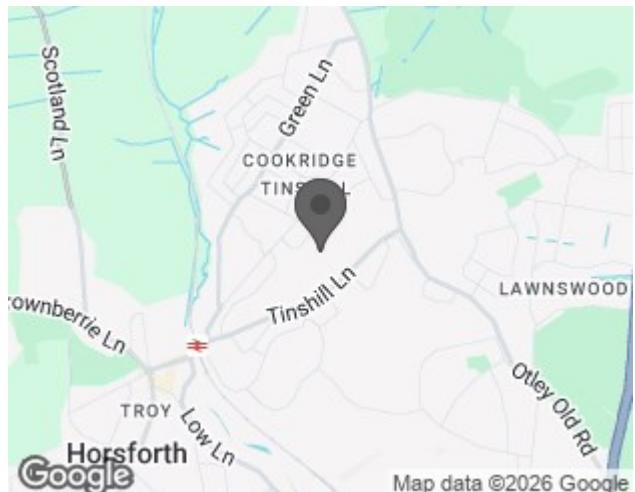
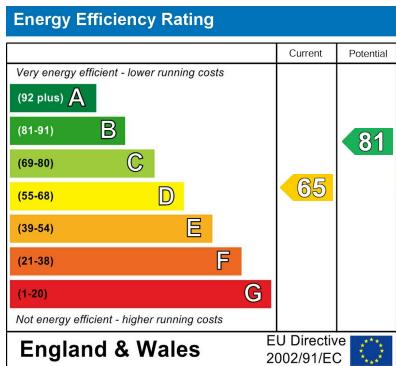
For identification only - Not to scale



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

## EPC

## 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