





51 TINSHILL ROAD

LEEDS, LS16 7DR

£474,950

FREEHOLD

A spacious and versatile four-bedroom home offering flexible family living across two floors. Featuring a generous dining kitchen with central island, utility room, two reception rooms, four bedrooms and multiple bathroom facilities. Outside, the property boasts a generous garden, separate summer house and detached garage, making it an ideal home for modern family life, entertaining and working from home.

MONROE

SELLERS OF THE FINEST HOMES

51 TINSHILL ROAD

• Four versatile bedrooms – Plenty of space for family and guests. • Impressive dining kitchen – The perfect heart of the home. • Central kitchen island – Ideal for cooking, dining and entertaining. • Multiple reception rooms – Lounge plus a versatile snug. • Great garden space – Plenty of room to relax, entertain and enjoy outdoors. • Separate summer house – Perfect for working from home, hobbies or unwinding. • Detached garage – Secure parking with valuable extra storage. • Flexible layout – Excellent options for families, home working or multi-generational living.





Upon entering the property, you are welcomed into a spacious entrance hall providing access to the principal ground floor accommodation and creating a natural flow throughout the home. A downstairs WC/cloakroom is conveniently positioned off the entrance hall, ideal for both family living and visiting guests. The generous dining kitchen forms the heart of the property, offering a sociable space for both everyday family life and entertaining, with ample room for dining and a central island creating a practical focal point. A useful utility room is positioned just off the kitchen, providing additional workspace and storage.

The lounge is a comfortable and inviting reception room, offering plenty of space for relaxing and enjoying views towards the garden. The room benefits from doors opening directly outside, creating a seamless connection between the indoor and outdoor living spaces. A separate snug provides an additional versatile reception room, ideal as a home office, playroom, reading room or cosy sitting area.
The ground floor is completed by two bedrooms, offering excellent flexibility for guests, family members or those looking for convenient single-level accommodation. The two bedrooms are served by bathroom facilities, providing practicality for everyday living and visiting guests.

To the first floor are a further two well-proportioned bedrooms, providing excellent additional accommodation. The bedrooms are served by two further shower/bathroom facilities, while useful eaves storage provides valuable additional space for belongings and helps keep the main living areas clutter free.

Externally, the property benefits from a generous garden with a separate summer house, offering an excellent additional space for home working, hobbies or relaxation. A detached garage provides secure vehicle parking and further storage, while the surrounding outdoor space offers plenty of room for entertaining, gardening and enjoying the property throughout the year.

CGI imagery has been used in this listing to show furniture arrangements.

REASONS TO BUY

• Four versatile bedrooms – Plenty of space for family and guests.
• Impressive dining kitchen – The perfect heart of the home.
• Central kitchen island – Ideal for cooking, dining and entertaining.
• Multiple reception rooms – Lounge plus a versatile snug.
• Great garden space – Plenty of room to relax, entertain and enjoy outdoors.

• Separate summer house – Perfect for working from home, hobbies or unwinding.
• Detached garage – Secure parking with valuable extra storage.
• Flexible layout – Excellent options for families, home working or multi-generational living.

ENVIRONS

Cookridge is one of north-west Leeds' most sought-after residential suburbs, renowned for its leafy surroundings, excellent local amenities and strong sense of community. The area offers a fantastic selection of highly regarded schools, independent shops, cafés and supermarkets, alongside beautiful green spaces including the nearby Cookridge Hall grounds and scenic walks through the surrounding countryside. With regular bus services, Horsforth and Headingley railway stations within easy reach, and convenient access to Leeds city centre, Leeds Bradford Airport and the Ring Road, Cookridge perfectly combines suburban living with excellent connectivity, making it a popular choice for families, professionals and commuters alike.

SERVICES

We are advised that the property has mains water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leedds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1808.00 sq ft

Tenure – Freehold



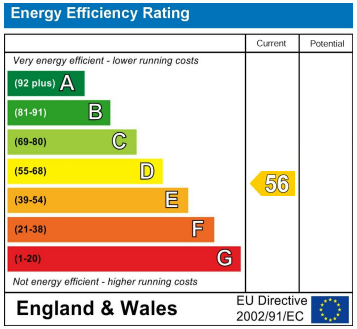




Total Area: 168.0 m² ... 1808 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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