



**Tinshill Lane, Cookridge, LS16 6BU**  
**Per Month £1,350 Per Month**

**E&H** Holmes  
ESTATE AGENTS

A newly renovated, three bedroom, semi detached property in the popular town of Cookridge. The property benefits from a spacious lounge diner, stylish kitchen and modern house bathroom along with attractive garden and garage. Being within walking distance of the train station and local amenities this is a perfect home for a professional couple or family.

The accommodation, in brief, comprises: Entrance hall, lounge diner and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. Externally there are lawned gardens to both front and rear and a detached garage.

Rent: £1,350

Deposit: £1,557

Holding Fee: £311



### Entrance Hall

Radiator. Composite door and double glazed window to front elevation.

### Lounge Diner 23'11" max x 10'9" (7.3 max x 3.3)

Inset log effect fire. Two radiators. Dual aspect room with UPVC double glazed windows to both front and rear.

### Kitchen 8'6" x 7'10" (2.6 x 2.4)

Modern fitted kitchen with a range of wall and base units. Stylish Calacatta worksurfaces in Lincoln. one and half bowl undercounter sink. Electric oven and hob with designer cooker hood. Plumbing for washing machine and space for fridge freezer. Pantry. UPVC double glazed window to rear elevation. Composite door to side elevation.

### Landing

Stairs from entrance hall. Loft access. UPVC double glazed window to side elevation.

### Master Bedroom 14'1" x 10'9" (4.3 x 3.3)

Radiator. UPVC double glazed bay window to front elevation.

### Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 8'2" x 6'10" (2.5 x 2.1)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Modern three piece suite comprising bath with dual head rainfall shower over, vanity wash hand basin and WC. Chrome towel radiator. UPVC double glazed window to rear elevation.

### Front Garden

Lawn garden with mature shrubs.

### Rear Garden

Patio and lawn garden with mature planting.

### Parking

There is driveway parking for one car.

### Garage

Detached single garage with up and over door. Window and door to side.

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

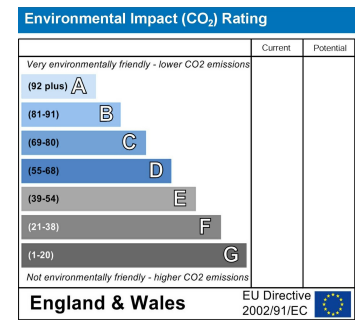
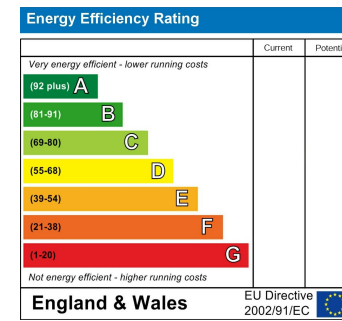
The three words designated to this property is:  
punch.alien.feeds

### Additional Information

The property has been fully rewired, has a new central heating system and new double glazing throughout.

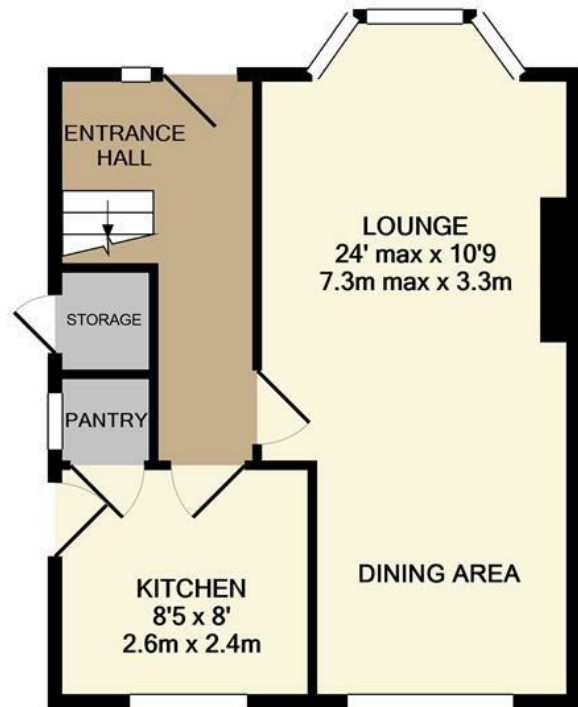
### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

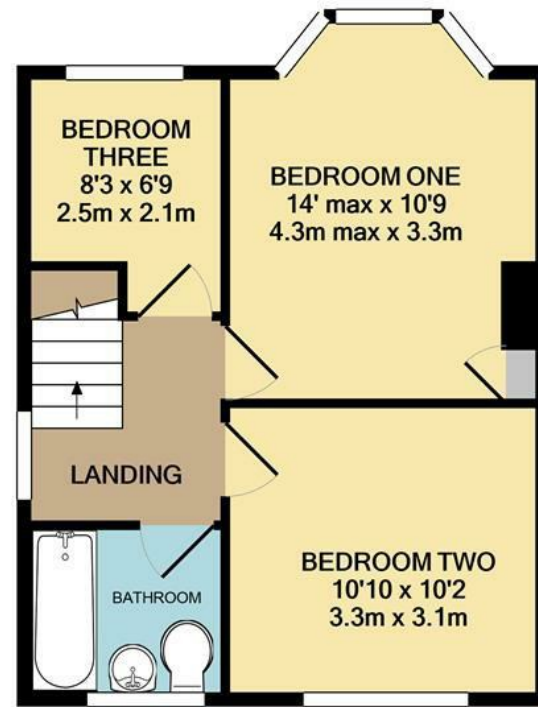




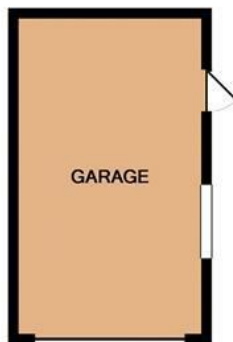




GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

