

HUNTERS®

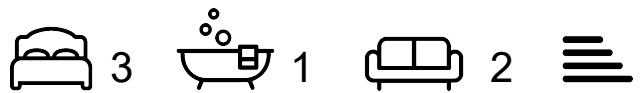
HERE TO GET *you* THERE



Gamble Hill

Leeds, LS13 4HZ

£230,000



Council Tax: A



56 Gamble Hill

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£230,000



- Substantial corner plot gardens
- Open kitchen diner with integrated appliances
- Striking feature staircase and separate snug/dining area
- Modern bathroom suite
- Excellent links via the Ring Road to Leeds
- Extended three bedroom property
- Spacious dual-aspect living room with French doors
- Stunning mature gardens with pond, greenhouse and shed
- Well connected for local amenities, schools and public transport
- Council tax band: A

Beautifully positioned and enjoying a wonderfully secluded feel, this extended end of terrace home occupies a substantial corner plot and has clearly been very well cared for over the years. With mature gardens wrapping around the property, tasteful accommodation and plenty of character throughout, this is much more than just a house; it is a genuinely welcoming home ready for its next owners to enjoy.

Steps lead down the garden towards the property, immediately giving a sense of privacy as you approach through the beautifully maintained corner plot. Lawned areas, decorative planted borders and an array of mature trees surround the home, helping create a setting which feels tucked away from the rest of the world.

The rear of the property currently serves as the main entrance, opening directly into the extended kitchen diner. A fantastic everyday living space, the kitchen is fitted with a range of wall and base units, some incorporating attractive glass-fronted cabinetry, alongside contrasting work surfaces, a chrome sink with mixer tap and integrated washing machine and fridge freezer. The room enjoys a dual aspect overlooking the surrounding gardens, while exposed ceiling beams add further character. There is also plenty of space for a dining table, making this a practical and sociable heart of the home.

Adjacent sits the beautifully presented living room, another dual-aspect space enjoying attractive views across the gardens. An extended area with French doors opens directly onto the garden, allowing plenty of natural light to flow through the room. A grand staircase rises through the centre of the space and forms a real feature, naturally dividing the room while retaining an open and connected feel. To the other side of the staircase sits an additional snug or dining area, creating a cosy and versatile second living space alongside the main lounge. Plush carpets, tasteful décor and an electric fireplace complete this wonderfully warm and homely room.

Upstairs, the property offers three well-proportioned bedrooms and the house bathroom. There are two generous double bedrooms, positioned to the front and rear, meaning either could comfortably serve as the principal bedroom. The rear double also benefits from fitted storage. The third bedroom is a good-sized single room in its own right, while also lending itself perfectly to use as a home office, dressing room or nursery if preferred. Completing the first floor is the house bathroom, fitted with a bath and overhead shower, WC and pedestal wash basin, alongside a frosted window providing natural light and privacy.

Outside is where this home really comes into its own. The substantial corner plot has been lovingly maintained and offers a wonderful amount of outdoor space, with established lawns, mature planting and trees, including an impressive willow. A greenhouse, garden shed and pond further add to the charm and character of the garden, creating a fantastic setting for anyone who enjoys gardening, relaxing outdoors or simply having their own private retreat.

The location is another real advantage, combining the tucked-away feel of the property with excellent access to everyday amenities. Greenhill Primary School is situated on Gamble Hill Drive itself, while a good selection of supermarkets, local shops and other day-to-day conveniences can all be found nearby. For commuters, Bramley railway station on Swinnow Road provides convenient rail connections, while nearby bus routes offer links towards Pudsey and Leeds city centre. The area also benefits from easy access to local green spaces and the wider amenities of Bramley, making this a particularly convenient position for families, professionals and those wanting to remain well connected across West Leeds.

A beautifully cared for, extended home with a truly special garden and a position that feels remarkably private.

Tel: 0113 257 6198

KITCHEN

14'3" x 7'9" (4.36m x 2.38m)

LIVING ROOM

24'4" x 11'8" (7.42m x 3.58m)

DINING ROOM

9'5" x 7'9" (2.89m x 2.38m)

BEDROOM ONE

11'6" x 9'11" (3.52m x 3.03m)

BEDROOM TWO

10'8" x 8'2" (3.26m x 2.50m)

BEDROOM THREE

6'11" x 6'11" (2.13m x 2.12m)

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)



Road Map



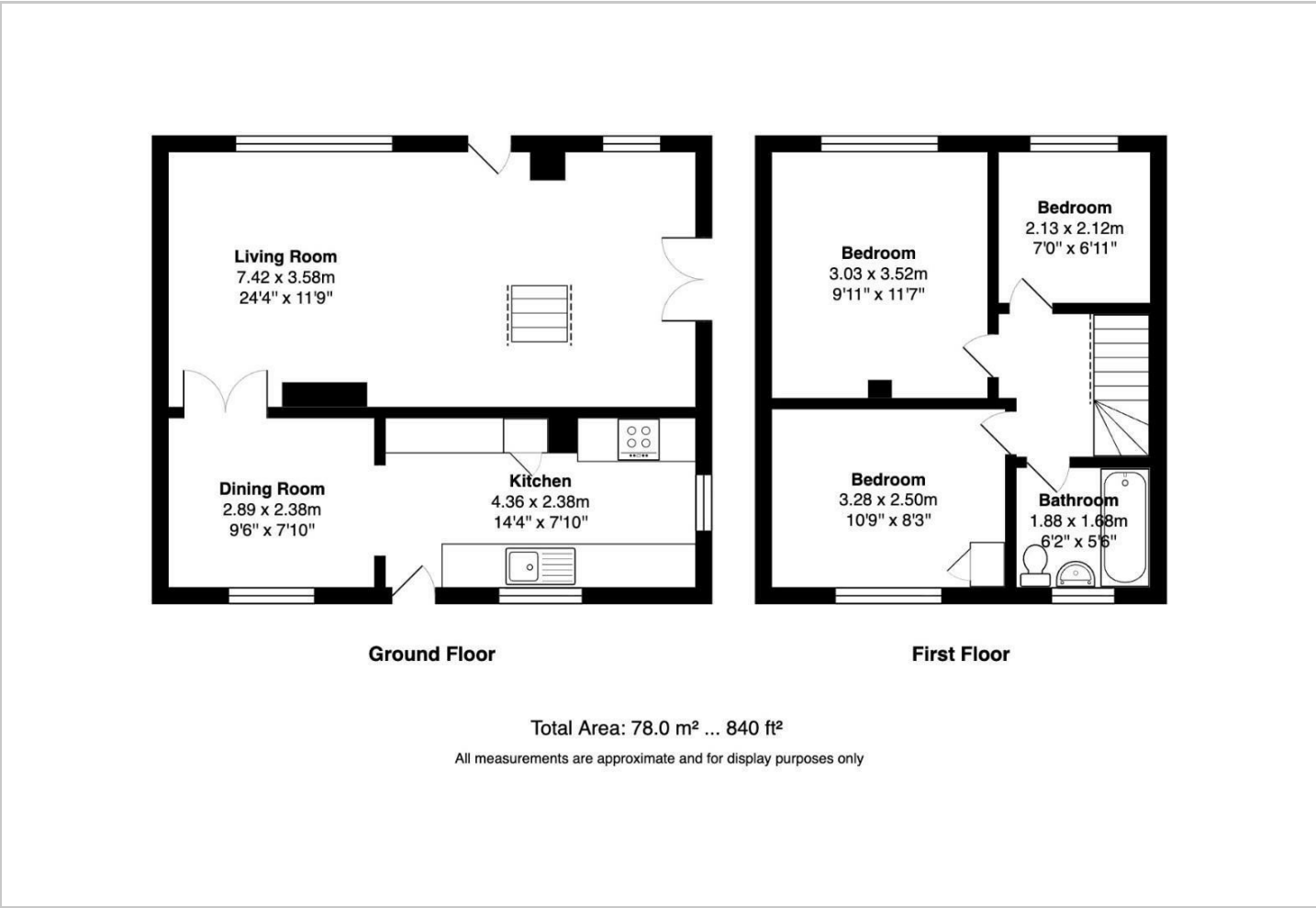
Hybrid Map



Terrain Map



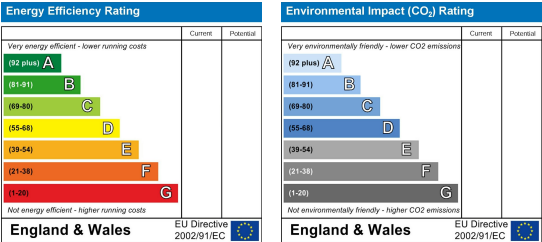
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.