

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Gamble Hill Drive**

Bramley, Leeds, LS13 4JL

**£185,000**



Council Tax: A





# 110 Gamble Hill Drive

Bramley, Leeds, LS13 4JL

£185,000



- Three double bedrooms
- Spacious family reception room
- Excellent kitchen with hi-gloss units
- Large low-maintenance garden
- Blank canvas for personal touches
- Downstairs Utility / W/C
- Spacious accessible wet room
- Nearby local amenities, schools and parks
- Ideal location for commuters to Leeds
- Council tax band A

Welcome to this charming home, currently available for sale and in good condition and a great blank canvas for your own stamp. This house is well presented, boasting **THREE DOUBLE** bedrooms that would be ideal for first-time buyers, investors or couples.

The **LIVING ROOM** is a spacious through room flooded with natural light, adorned with an electric fireplace and French doors to the front patio. This room also boasts an elevated garden view and excellent dining space. There's a practical W/C on the lower floor as well, which has space for white goods.

The **KITCHEN** features fitted hi-gloss units, an integrated oven and dishwasher, gas hob and tiled splashback. There's also access to the large rear garden, providing a perfect low maintenance sun trap to enjoy family meals outside or entertain larger events.

Upstairs, the property boasts **THREE DOUBLE BEDROOMS**. The main bedroom is a generously sized double room with a vanity desk alcove and fitted storage. The second bedroom, also a double room, offers a serene garden view. Although unphotographed, the room's size and scope are one to impress. The third bedroom is also a double room filled with bright natural light, fitted with a store cupboard and carpet flooring throughout.

The **BATHROOM** is a spacious accessible wet room with a shower, modern tiled walls and a frosted window for privacy. It is not only functional but also stylish.

The house is **IDEALLY** situated near public transport links, schools, local amenities and parks. It's near the Ring Road and Bramley train station, making commuting a breeze. The property also features a low maintenance garden which is a huge plus. With the Council Tax Band A, this is a great opportunity not to be missed. A viewing is highly advised to see what this property has to offer!

Tel: 0113 257 6198

### KITCHEN

10'3" x 10'2" (3.14m x 3.12m)

### LIVING/DINING ROOM

22'7" x 10'11" (6.89m x 3.35m)

### UTILITY ROOM/WC

6'1" x 5'5" (1.87m x 1.67m)

### BEDROOM ONE

13'4" x 12'0" (4.08m x 3.68m)

### BEDROOM TWO

10'2" x 8'2" (3.12m x 2.51m)

### BEDROOM THREE

9'10" x 9'2" (3.01m x 2.81m)

### SHOWER ROOM

8'2" x 5'5" (2.51m x 1.66m)



Road Map



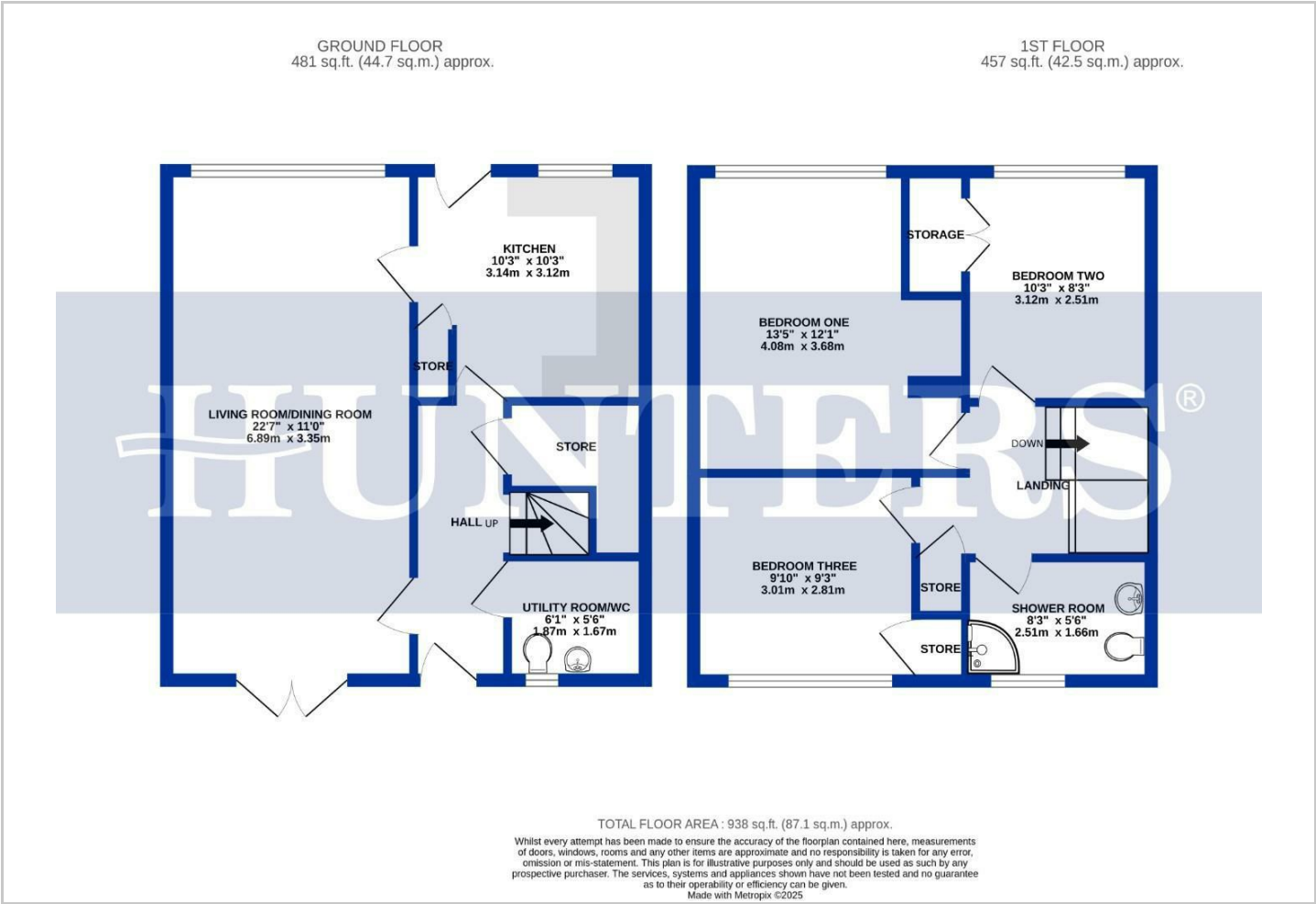
Hybrid Map



Terrain Map



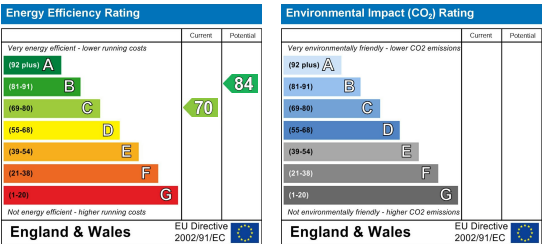
Floor Plan



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.