

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



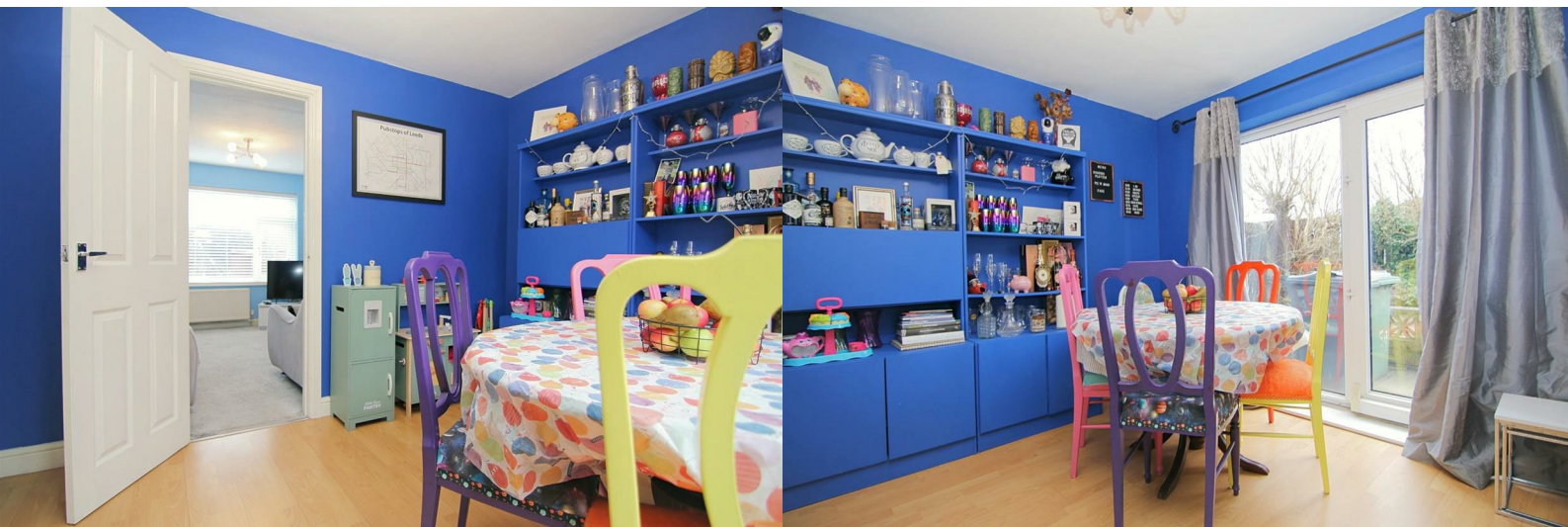
## Gamble Hill Drive

Bramley, Leeds, LS13 4TS

£175,000



Council Tax: A



# 59 Gamble Hill Drive

Bramley, Leeds, LS13 4TS

£175,000



- End of terrace house
- Three double bedrooms
- Built-in wardrobes
- Two reception rooms
- Well-equipped kitchen
- New boiler 2018
- PVC double glazing
- Garden with patio doors
- Convenient urban location
- Nearby schools and transport

Welcome to this warm and inviting end of terrace house, currently listed for sale. The property is in good condition, promising a comfortable living experience from the moment you walk in.

The house features a welcoming entrance hall, complete with a convenient downstairs WC featuring a washbasin and toilet, plus a built-in storage cupboard for your convenience. A balanced layout of 3 DOUBLE bedrooms, all boasting built-in wardrobes, provides ample space for a family or for guests to stay.

The house comes with a well-equipped KITCHEN, furnished with a pantry cupboard, storage units/worktops, and a handy electric oven and gas hob. You'll also find space for a washer and fridge. The white suite bathroom is complete with an electric shower over the bath, ensuring a relaxing end to your day.

Two reception rooms add to the charm and functionality of this house. The first reception room enjoys a large front window, bathing the space in natural light. The second reception room has a laminated wood floor and features patio doors leading to the garden - perfect for summer BBQs and outdoor enjoyment.

Unique features of this property include PVC double glazing, and a new boiler installed in 2018. The enclosed rear garden adds a touch of nature to city living.

Situated in an urban area, the location is ideal with public transport links, nearby schools, green spaces, and walking and cycling routes at your doorstep. This property is perfect for first-time buyers, investors, or families looking to settle in a vibrant community.

The area of Bramley centres around Bramley Town Street and the excellent shopping centre which has a good variety of shops and public facilities, public houses, the park and Bramley swimming baths. Bramley is also well located for commuting to Leeds and Bradford and the motorway network via train and road links. There are also frequent bus services from Bramley to neighbouring areas accessing pleasant walks to the canal and nature reserve at Rodley.

Tel: 0113 257 6198

## LIVING ROOM

10'11" x 12'2" (3.33 x 3.72)

## DINNING ROOM

10'10" x 9'5" (3.32 x 2.88)

## KITCHEN

10'7" x 9'9" (3.23 x 2.98)

## DOWNSTAIRS WC

5'8" x 5'4" (1.74 x 1.64)

## BEDROOM 1

12'0" x 12'11" (3.66 x 3.96)

## BEDROOM 2

10'1" x 8'7" (3.08 x 2.64)

## BEDROOM 3

9'7" x 9'10" (2.94 x 3.02)

## MAIN BATHROOM

9'1" x 5'5" (2.78 x 1.67)



Road Map



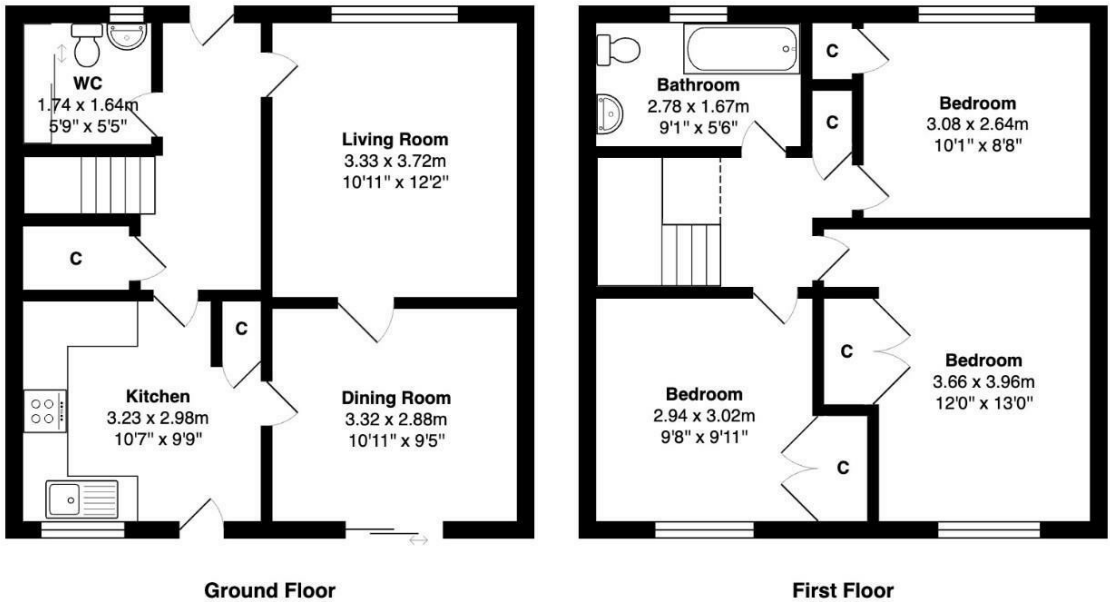
Hybrid Map



Terrain Map



Floor Plan



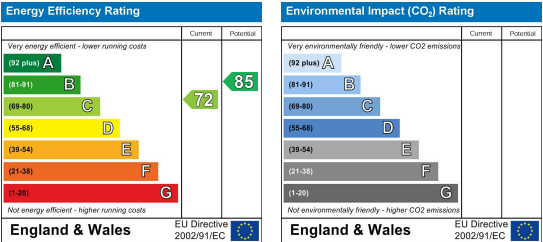
Total Area: 90.7 m² ... 976 ft²

All measurements are approximate and for display purposes only

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.