

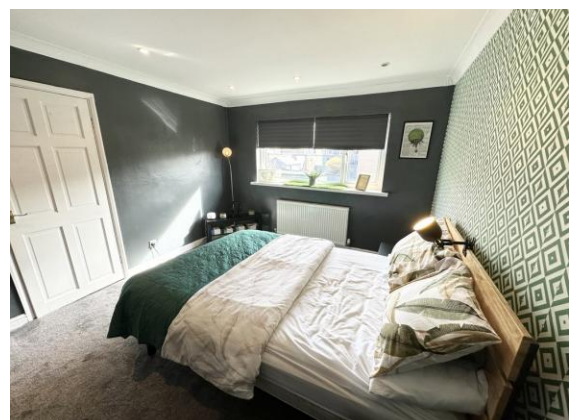


# HOME

MARKETING & MANAGEMENT

GAMBLE HILL DRIVE, BRAMLEY LS13 4JL

**£159,999**



Mature End Town House  
2 Double Bedrooms  
uPVC double Glazing. Gas c/h  
Modern Fitted Dining Kitchen  
Living Room with Patio Doors  
Tiled Wet Room  
Generous Corner Plot Garden  
Long Distance Views  
Convenient for Ring Road  
No Chain. Ideal FTB

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GENERAL DESCRIPTION

A spacious two bedroom end townhouse occupying a corner plot with large gardens to two sides and long distance views in the area of Bramley. Will be of particular interest to professionals and young families seeking a home with open plan living with large outdoor space and benefitting from: large dining kitchen with modern fitted units and patio doors to the rear garden; spacious living area; two large double bedrooms (one dual aspect with large fitted wardrobes); uPVC double glazing; gas central heating with combination boiler. Briefly comprises: Hall; Dining Kitchen; Living Area; Stair & Landing; Two Double Bedrooms; Wet Room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and layout of this charming home. No Chain. Vacant Possession. Suit First Time Buyer or small family

TENURE  
Freehold

ROOM MEASUREMENTS

- ENTRANCE HALL** 11' 6" x 7' 9" (3.51m x 2.36m) max
- DINING KITCHEN** 18' 9" x 8' 2" (5.72m x 2.49m) max
- LOUNGE** 13' 1" x 10' 8" (3.99m x 3.25m)
- STAIRCASE AND LANDING** 8' 3" x 5' 7" (2.51m x 1.7m)
- DOUBLE BEDROOM 1** 12' 2" x 10' 6" (3.71m x 3.2m)
- DOUBLE BEDROOM 2** 16' 1" x 9' 3" (4.9m x 2.82m)
- WET ROOM** 8' 2" x 6' 2" (2.49m x 1.88m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

