

**148 Gamble Hill Drive  
Leeds**



**3 Bedroom House - Semi-Detached  
£174,500**

69 Lower Wortley Road  
Wortley  
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# 148 Gamble Hill Drive, Leeds, West Yorkshire, LS13 4TW

## GROUND FLOOR:

### Entrance Hall:

Outer front door leading to panelled walled entrance hall, central heating radiator. Under stairs storage cupboard. Stairs rising to first floor. Internal doors leading to

### Down Stairs Cloak Room / W.C



Low flush w/c and wash hand basin, fully tiled walls, high level frosted window to the front elevation, cupboard housing the electric meter and consumer box.

### Lounge



Double glazed window to the front, central heating radiator.

### Kitchen:



Double glazed window to the rear elevation, external double glazed door to the rear, range of wall, base and drawer units, washable work surface over, splash back tiling, gas hob, double electric oven, stainless steel sink unit with mixer taps.

### Dining Room:



Double glazed window to the rear, central heating radiator, neutral decor scheme.

## FIRST FLOOR:

### Landing Area:

Access to all rooms, access to the loft area.

### Bedroom One:



Double glazed window to the front elevation, central heating radiator, walk in wardrobe / storage space.

**Bedroom Two::**



Double glazed window to the rear elevation, central heating radiator, walk in wardrobe.

**Bedroom Three::**



Double glazed window to the front elevation, central heating radiator, walk in wardrobe housing the central heating boiler.

**Bathroom / W.C:**



Three piece suite comprising low flush w.c set into a vanity unit offering storage, wash hand basin, panelled bath with shower over, frosted double glazed window.

**OUTSIDE:**



**Garden Area:**



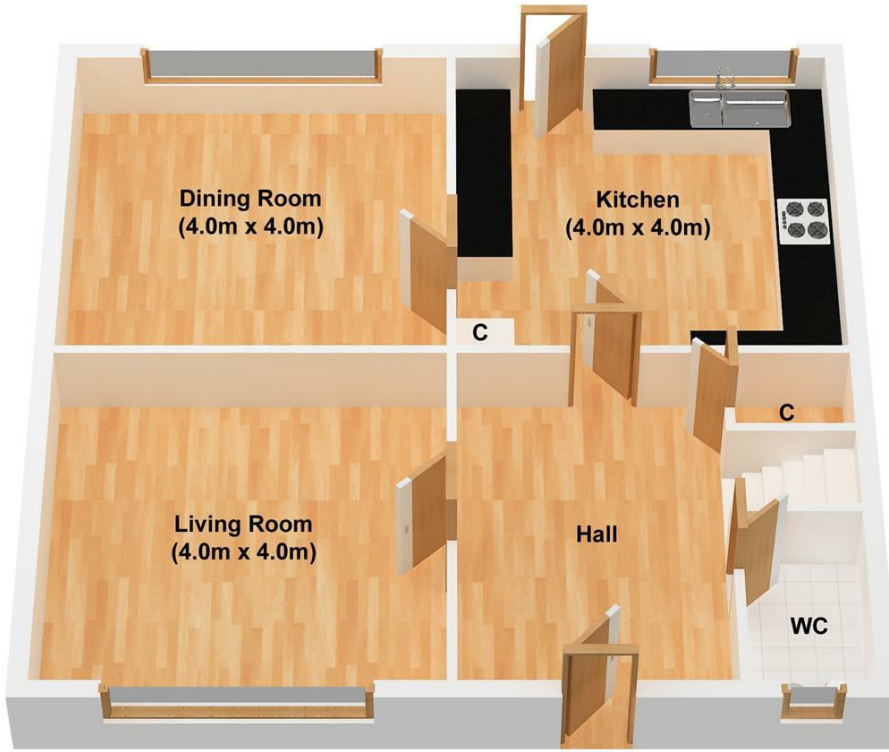
Lawn to the front with a tiered, stepped garden to the rear.

**EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2909-5180-2902-1825>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor



First Floor

