



**Gamble Hill Chase, Leeds LS13 4SY**

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## **Gamble Hill Chase, Leeds**

This well-presented mid-terraced home on Gamble Hill Chase offers three bedrooms, a modern kitchen diner, downstairs WC, and both front and rear gardens. Perfect for families or first-time buyers—viewing is highly recommended!



## Property Information

Located on the popular Gamble Hill Chase, this well-presented mid-terraced home offers three generously sized bedrooms and a stylish, modern kitchen diner, ideal for family living and entertaining. The property also benefits from a convenient downstairs WC, a welcoming lounge, and both front and rear gardens, providing outdoor space for relaxation. With its contemporary finish and practical layout, this home is perfect for those seeking comfort and functionality. Viewing is highly recommended to fully appreciate everything this property has to offer.

### Entrance Hall

The entrance hall features tiled flooring, a radiator, and stairs leading to the first floor.

### Lounge

14' 2" max x 10' 8" max ( 4.32m max x 3.25m max )

The well-presented lounge features a double-glazed window to the front, carpet flooring, spotlights, and a radiator.

### Kitchen Diner

21' 8" max x 9' 7" max ( 6.60m max x 2.92m max )

The modern, well-presented kitchen diner offers wall and base units with a tiled splashback, integrated dishwasher and double oven, extractor fan, sink and drainer, and spotlights. It features tiled flooring, a radiator, and a double-glazed window to the rear, with a door leading to the garden. There is ample space for a dining table and four chairs.

### Downstairs Wc

The downstairs WC includes a frosted double-glazed window to the front, tiled flooring, a radiator, and a low-flush WC.

### Landing

The landing includes a built-in cupboard, carpet flooring, and access to a part-boarded loft via a pull-down ladder.

### Bedroom One

12' 9" max x 12' 4" max ( 3.89m max x 3.76m max )

Bedroom One is a good-sized double room featuring a double-glazed window to the rear, a radiator, and built-in storage.

### Bedroom Two

10' 5" max x 9' 6" max ( 3.17m max x 2.90m max )

Bedroom Two is a well-proportioned double room with a double-glazed window to the rear, carpet flooring, a radiator, and built-in storage.

### Bedroom Three

11' 2" max x 8' 7" max ( 3.40m max x 2.62m max )

Bedroom Three is a well-proportioned double room featuring a double-glazed window to the front, built-in storage, carpet flooring, and a radiator.

### Bathroom

9' 10" max x 5' 4" max ( 3.00m max x 1.63m max )

The bathroom features a frosted double-glazed window to the rear, tiled flooring, spotlights, a heated towel rail, and an extractor fan. It includes a bath with shower over for convenience.

### Front Garden

The well-presented front garden is gated and designed for low maintenance.

### Rear Garden

The rear garden features artificial grass, a patio area, fenced boundaries, and gated access.

### Parking

Parking is available on street.

### Outbuilding

The property benefits from an outbuilding shed, providing additional storage space.



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## Gamble Hill Chase, Leeds

- 3 bedrooms
- Downstairs wc
- Front and rear garden
- Modern kitchen
- Viewing advised

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £230,000



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