

HUNTERS®

HERE TO GET *you* THERE



Gamble Lane

Farnley, Leeds, LS12 5LP

£187,000



Council Tax: A



45 Gamble Lane

Farnley, Leeds, LS12 5LP

£187,000



- Internal viewing highly recommended!
- New roof 2026 with 25 year company guarantee
- Two bedroom semi-detached home
- Generous corner plot with additional land to rear
- Potential to extend (STPP)
- Modern bathroom with rain shower
- Private driveway for off-street parking
- South-facing garden
- Bright dual-aspect reception room with French doors
- Council Tax Band A

This well-presented two bedroom semi-detached home is for sale in the popular LS12 area of Leeds, occupying an impressive larger-than-average corner plot with additional land to the rear. Ideal for first-time buyers, young families or anyone looking for a home with future potential, the property is ready to move straight into while also offering scope to extend or enhance further, subject to the necessary permissions. A further benefit is that we understand a new roof was installed in 2026, which comes with a 25-year company guarantee transferable to the legal owner of the property, offering buyers added peace of mind.

The main reception room is a bright dual-aspect living and dining space, featuring south-facing French doors that open directly onto the garden and allow plenty of natural light to fill the room. There is ample space for both seating and dining areas, making it a practical and sociable living environment. The kitchen is fitted with oak wall and base units, a tiled splashback, integrated oven, space for white goods and direct access out to the garden.

Upstairs, the main bedroom sits to the front of the property and is a well-proportioned double with two windows allowing for excellent natural light, along with fitted wall wardrobes and neutral décor with carpet. The second bedroom is another double positioned to the rear, enjoying a pleasant outlook over the garden and bathed in the south-facing sunshine, creating a bright and welcoming space, further enhanced by its stylish herringbone floor design. The bathroom is modern and well appointed, featuring a tiled rain shower, white vanity sink and WC, along with a dual-aspect frosted window that keeps the room bright and well ventilated.

Outside, the south-facing garden is a standout feature of the property. The generous corner plot provides two lawned sections, a pebbled seating area and a second patio at the bottom of the garden, creating several different spaces to relax, entertain or enjoy the sun throughout the day. The additional land to the rear further enhances the sense of space and potential this home offers. To the front, there is also a private driveway providing off-street parking.

The location benefits from good public transport links into Leeds city centre, with nearby routes providing convenient commuting options. The area also offers easy access to the ring road and surrounding West Leeds towns, along with local walking routes and everyday amenities.

Overall, this is a must-see home to truly appreciate the generous plot, bright living space and future potential on offer. Internal inspection is highly recommended by the agent to fully appreciate everything this property has to offer. The property falls within Council Tax Band A.

Tel: 0113 257 6198

LIVING ROOM

10'6" x 19'0" (3.22 x 5.80m)

KITCHEN

7'3" x 10'7" (2.23 x 3.24m)

BEDROOM

15'0" x 8'11" (4.59 x 2.74m)

BEDROOM

12'4" x 9'11" (3.78 x 3.04m)

BATHROOM

7'3" x 5'5" (2.23 x 1.67m)



Road Map



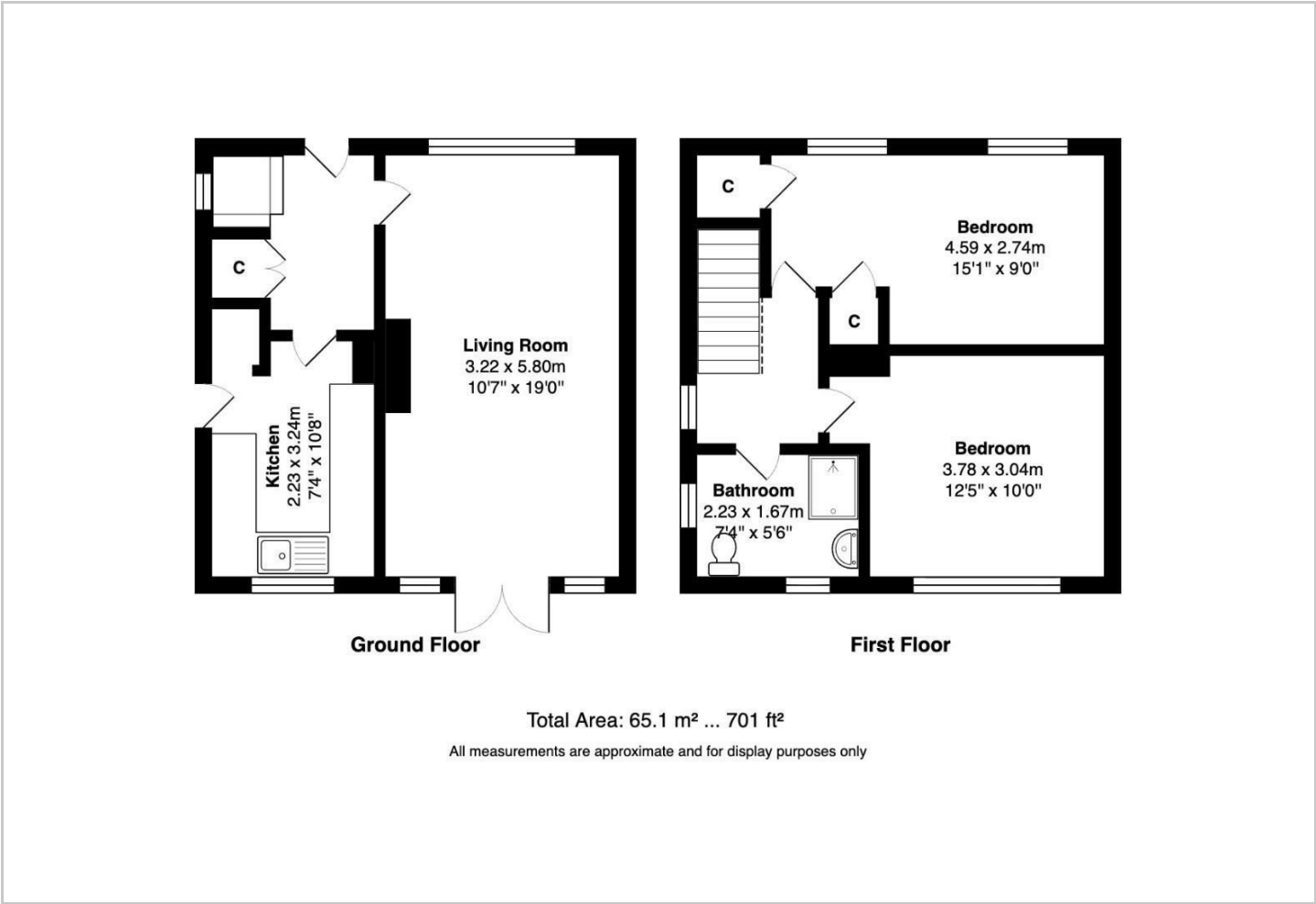
Hybrid Map



Terrain Map



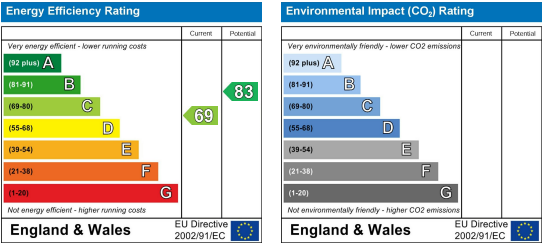
Floor Plan



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.