

## **33 Gamble Lane Leeds**



**3 Bedroom House - Semi-Detached  
£210,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 33 Gamble Lane, Farnley, Leeds, West Yorkshire, LS12 5LP

## GROUND FLOOR:

### Entrance Hallway:

Access via a part glazed composite front entrance door, central heating radiator, stairs rising to the first floor

### Living Room / Dining area



Double glazed windows, central heating radiator, fireplace and hearth with a fire, television point, ample space for living room and dining room furniture, double glazed patio doors opening onto the rear garden

### Fitted Kitchen:



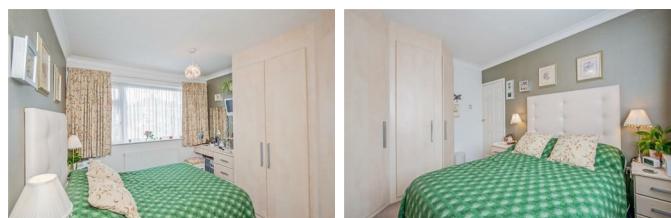
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer with stainless steel taps, plumbing for an automatic washing machine, space for a fridge freezer, cooker point, extractor hood, a part glazed external door leading to the garden

## FIRST FLOOR:

### Landing:

Double glazed window, access to first floor accommodation, access to the loft

### Bedroom One:



Double glazed window, central heating radiator, a range of built-in wardrobes, television point

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Currently used as an office, double glazed window, central heating radiator

### Bathroom / WC:



Double glazed window, central heating radiator, a cream suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin, low flush WC

## TO THE OUTSIDE:



### Gardens:



The front gardens is mainly block-paved and used as a driveway / for off street parking. The rear garden is a good size, enclosed by fencing, and has a lawn, paved seating areas, planted beds, and a garden shed,

### Off Street Parking / Driveway / Single Garage:



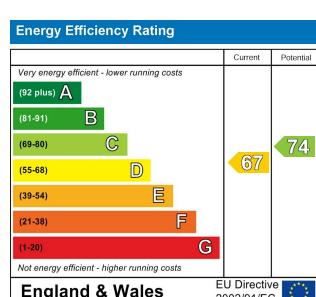
A block-paved driveway provides useful off street parking for several family sized cars. A wrought secured iron gate gives access to additional parking / a single detached garage with power and light

### Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2568-4530-2795-3261>



## Floor Plan

### Ground Floor



### First Floor

