

KATH WELLS

ESTATE AGENTS & VALUERS



23 Gamble Lane, Leeds, LS12 5LP Offers In The Region Of £250,000

A beautifully presented family home that has undergone extensive improvements and decoration. All work has been carried out to a high standard and this is evident as you walk around the property. When you walk into the property you get a feeling of how light and airy this lovely modern yet contemporary home is.

A STORM PORCH (suitable for coats and boots) leads to the ENTRANCE HALLWAY which has stairs rising to the first floor. Moving through to the OPEN PLAN LIVING SPACE, there is a wonderful wood floor linking together the three areas. The LIVING ROOM has a light and airy feel to it and the DINING AREA has ample space for a table and chairs and French doors opening onto the rear garden. The KITCHEN is the 'wow' factor with an extensive range of storage units and work surfaces complemented by INTEGRAL KITCHEN APPLIANCES (dishwasher, automatic washing machine, electric oven / grill, extractor hood, halogen hob, fridge / freezer).

To the first floor there are TWO DOUBLE BEDROOMS and a further SINGLE BEDROOM. The BATHROOM / WC has a modern white suite with a rainfall shower over the bath.

A good sized DRIVEWAY provides useful OFF STREET PARKING to the front of the property. The rear garden is a good size with a lawn and a paved seating area with LED and external lighting. The French doors from the dining area lead onto a generous enclosed rear GARDEN making an ideal space for alfresco entertaining and dining.

GROUND FLOOR:

Porch:

A front entrance porch providing a useful space for coats and shoes

Entrance Hallway

A composite front entrance door, central heating radiator, stairs rising to the first floor, meter cupboard

Open Plan/ Lounge Diner:



A contemporary open plan living space with wood flooring throughout which flows from a living room, through to a dining area and into a fitted kitchen

Living Room Area:



Double glazed window to the front elevation, central heating radiator, television point with connections for Virgin, open plan to the dining area

Dining Room Area:



Double glazed French doors opening onto the rear garden, central heating radiator, ample space for a dining table and chairs, open plan to the fitted kitchen

Fully Fitted Kitchen



Double glazed window to the rear elevation, a modern range of fitted wall, drawer & base units with high gloss fronts, work surfaces, an inset sink and drainer with a mixer tap, a good range of integral appliances (fridge / freezer, dishwasher, automatic washing machine, eye level electric oven / grill, halogen hob, extractor hood), inset ceiling lights

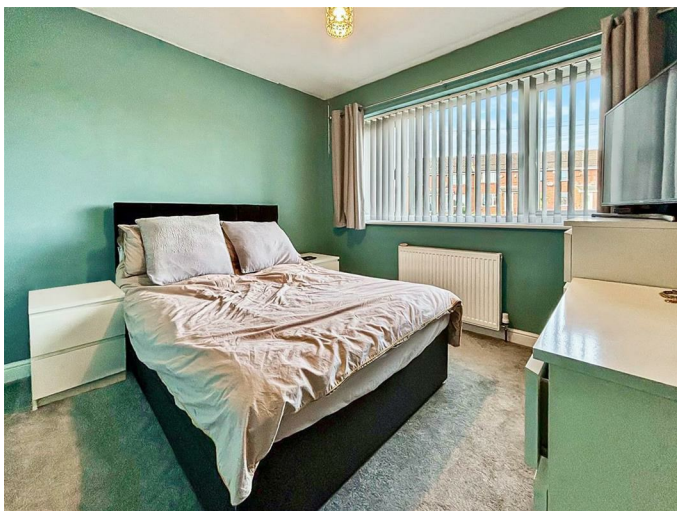
FIRST FLOOR:

Landing:



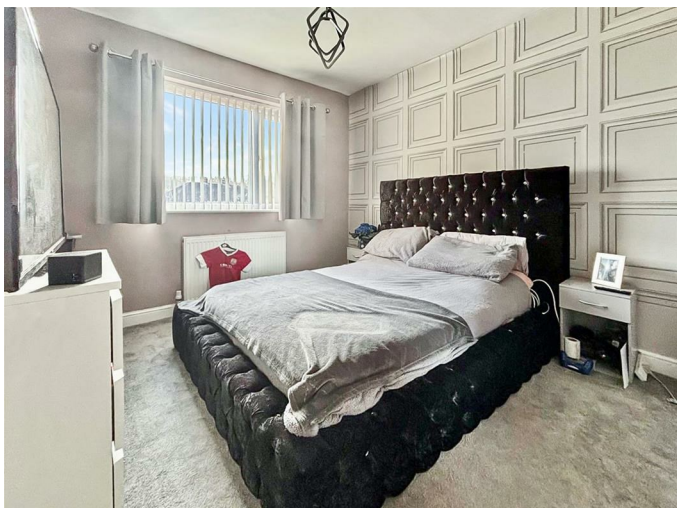
Double glazed window to the side elevation, access to the loft space via a pull down loft ladder

Bedroom One:



Double glazed window to the side elevation, access to the loft space via a pull down loft ladder

Bedroom Two:



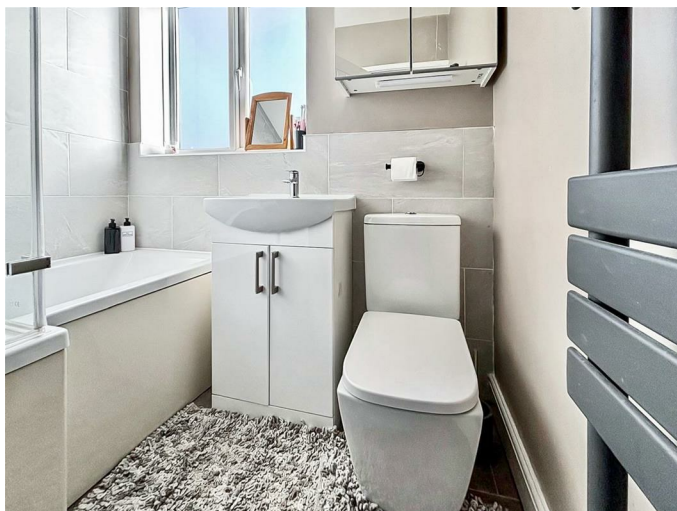
Currently used as a dressing room, double glazed window, central heating radiator

Bedroom Three:



Double glazed window to the front elevation, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath with a shower above (rainfall & hand wand) and a glazed side screen, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer, modern tiling

TO THE OUTSIDE:

Private Driveway



Garden gates open onto a driveway which provides useful off street parking for several cars.

Gardens



The front garden is mainly a driveway / off street parking. The rear garden is a good size, enclosed by fencing and has a large lawn and a paved seating area with inset LED lighting, external lighting, an outside tap, external power sockets and an enclosed area with a wood storage bunker and a paved area. To the side of the property there is ample space for storing bins and access to useful under-house storage

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: C

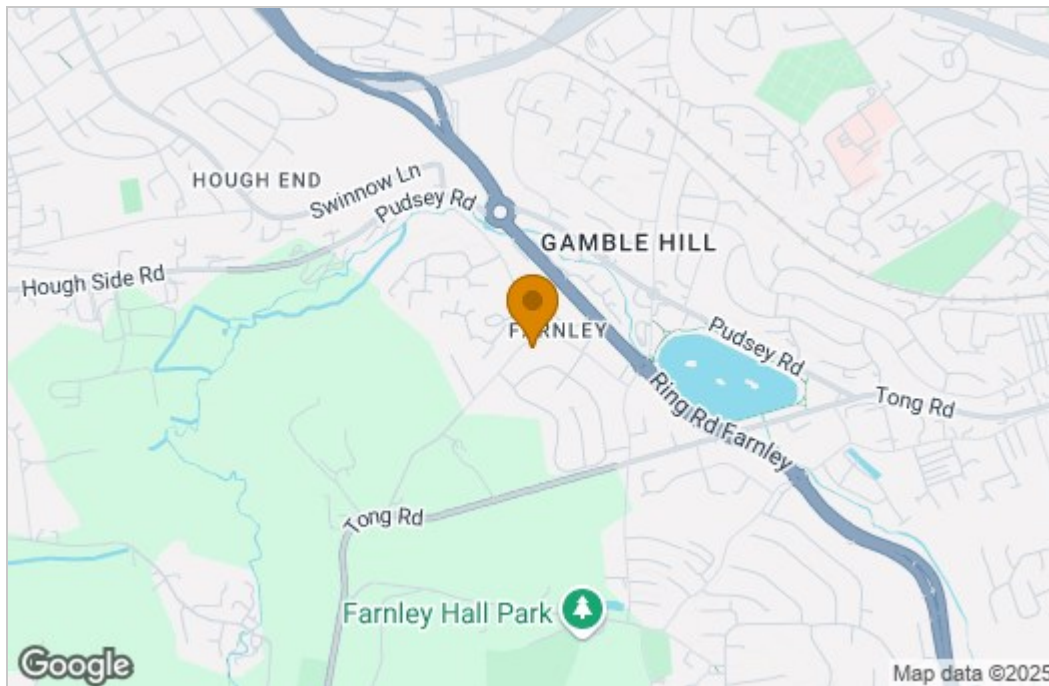
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9002-2801-7096-9605-3445>

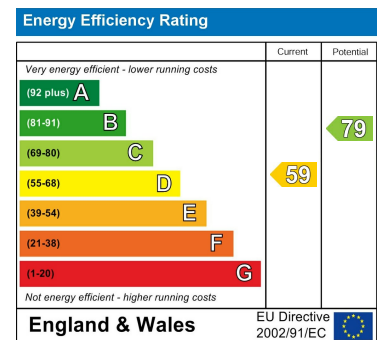
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.