



**Oak Tree Lane,LEEDS LS14 6LY**

**welcome to**

**Oak Tree Lane, LEEDS**

This FIRST FLOOR flat offers FANTASTIC, well presented living accommodation and is IDEAL for the INVESTOR or FIRST TIME BUYERS. Set in a POPULAR LOCATION, and having an OPEN PLAN living area this property also offers OFF STREET PARKING! \*\*\* NO CHAIN\*\*\*



### **Entrance Hall**

Having a cupboard housing the gas central heating boiler, and a gas central heating radiator.

### **Open Plan Living Kitchen**

An open plan living space with double glazed French doors to the lounge space and a double glazed window to the dining space. The kitchen area comprises of a range of both wall and base units with work surfaces over and includes a one and a half bowl sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood over. Also has a washing machine.

### **Bedroom One**

Featuring a double glazed window, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Two**

Double glazed window and a gas central heating radiator.

### **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Part tiling, ceiling spotlights, and a gas central heating radiator.

### **Exterior**

The property also offers communal parking with one allocated parking spot.

### **Please Note**

A new boiler was fitted in February



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## Oak Tree Lane, LEEDS

- First Floor Apartment
- Allocated Parking Space
- Two Bedrooms
- Open Plan Living Area
- Ideal For First Time Buyers

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

# £140,000



Total floor area 18.3 m<sup>2</sup> (627 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and construction are approximate. No details are guaranteed. This cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT111731 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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