



The Oaks | | LS10 4GZ

One bedroom | EPC C | Council Tax A

Cash Only Purchase
£57,000

Emsleys | estate agents

Emsleys Estate Agents are now in receipt of an offer for the sum of £53.000k for 5 The Oaks.

Anyone wishing to place an offer on the property should contact Emsleys Estate Agents 01132014040 before exchange of contracts.

NO CHAINCASH BUYERS ONLY***IDEAL BUY TO LET INVESTMENT***

Presenting this one-bedroom ground floor flat available for sale, ideally suited for investors, cash buyers. Although the property requires renovation, it presents a unique opportunity to create a personalised living space to meet your style and preferences.

The flat boasts an open-plan design, seamlessly integrating the kitchen, the reception room, and the bedroom, enhancing the free flow of energy and light. The open-plan kitchen is primed for a revamp, offering a blank canvas to design a culinary space that suits your needs.

The spacious reception room is a notable feature of the property, offering enough room for both relaxation and entertainment. It also provides access to a balcony, presenting an opportunity for outdoor living space where you can enjoy your mornings or unwind in the evenings.

The flat includes a double bedroom, equipped with a walk-in closet, providing ample storage space. The bathroom houses a three-piece suite, ready to be transformed into a personal spa for relaxation.

The property comes with the added benefit of a secure parking space and a single garage. The location of the flat is highly sought after, with excellent public transport links and local amenities within a stone's throw.

In conclusion, this property offers an excellent investment opportunity, with its potential for renovation, open-plan design, location benefits, and additional features such as parking and a garage. With a little creativity and investment, this flat can be transformed into a modern, comfortable living space.

Entrance Hall

Door to:

Lounge/Kitchen 5.73m x 2.93m (18'10" x 9'7")

Ample wall and base units, built in oven, hob and extractor, sink and drainer unit, space for fridge freezer, plumbed for washing machine. Breakfast bar area. Double glazed window and open plan to the lounge area with patio doors on to the balcony

Bedroom 1 3.85m x 2.66m (12'8" x 8'9")

Double glazed window, built in storage cupboard

Bathroom 1.96m x 1.93m (6'5" x 6'4")

Comprising of a three piece suite, bath, vanity wash and basin and low flush W.C

Balcony 1.09m x 2.83m (3'7" x 9'3")

External

There is parking and a single garage

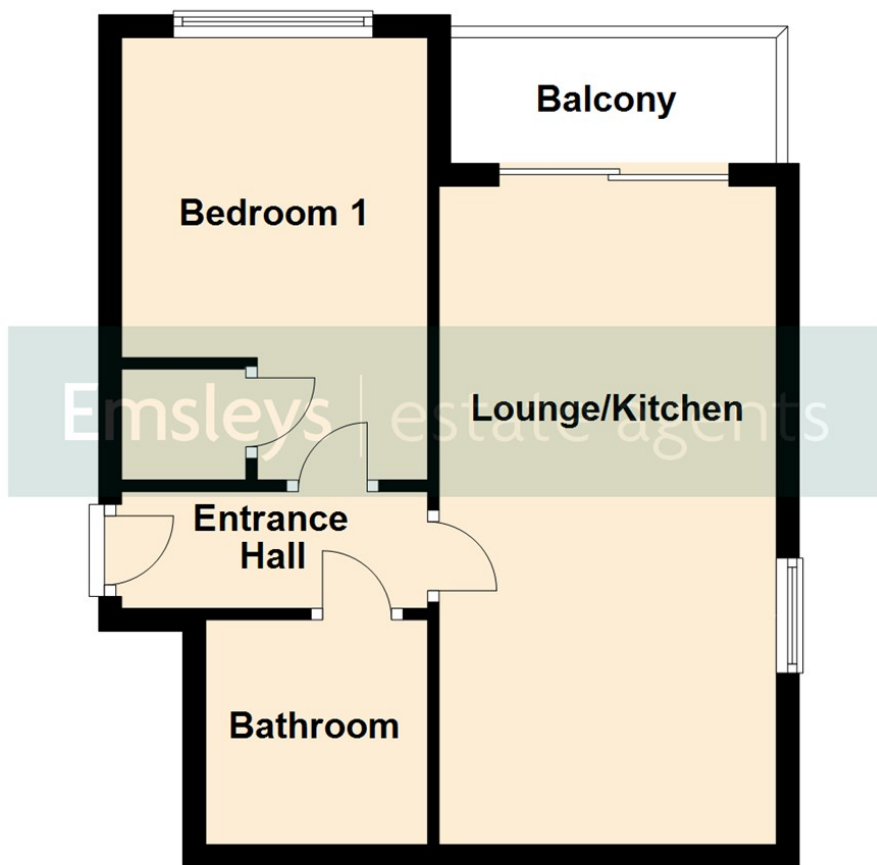
N.B

All services/appliance have not and will not be tested.



Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



Total area: approx. 34.5 sq. metres (371.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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