



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





***welcome to***

**Oak Tree Lane, Leeds**

William H Brown is proud to present to the market this TWO bedroom UPPER FLOOR APARTMENT for sale now. This property benefits from OPEN PLAN KITCHEN/LOUNGE/DINER, ALLOCATED PARKING. Viewings are highly recommended, call us now on 0113 260 0945.



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This apartment comprises in brief; entrance hallway giving access to the open plan kitchen/ lounge/diner, two bedrooms and the bathroom. Externally, there is a communal green area for summertime relaxation and private parking providing off-street parking.

### **Kitchen/Lounge/Diner**

18' 4" MAX x 19' 2" MAX ( 5.59m MAX x 5.84m MAX )

### **Bedroom One**

16' 1" MAX x 8' 8" MAX ( 4.90m MAX x 2.64m MAX )

### **Bedroom Two**

10' 1" MAX x 10' 1" MAX ( 3.07m MAX x 3.07m MAX )

### **Bathroom**



***view this property online*** [williamhbrown.co.uk/Property/CGT110608](http://williamhbrown.co.uk/Property/CGT110608)



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## **Oak Tree Lane, Leeds**

- UPPERFLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- OFF-STREET PARKING; PARKING SPACE
- COMMUNAL GREEN AREA

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110608 - 0002

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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