



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

**welcome to**

**Oak Tree Lane, Leeds**

If you're looking to PUT DOWN SOME ROOTS and love the idea of APARTMENT LIVING then this FANTASTIC first floor property could be RIGHT UP YOUR STREET! Offering TWO BEDROOMS, this beautiful home is PERFECT for the first time buyer or the buy to let investor and is READY TO MOVE IN TO!



### **Open Plan Lounge Kitchen**

Offering a fantastic open plan living space with a fitted kitchen with features a range of both wall and base units with work surfaces over, a one and a half bowl sink and drainer, plus an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes space for a free standing fridge freezer, and a radiator.

Also includes double glazed French doors with Juliet balcony to the lounge space, and an additional double glazed window to side.

### **Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and the w.c. Also has part tiling, an extractor, central heating radiator and a frosted double glazed window.

### **Bedroom One**

Featuring a double glazed window and a radiator.

### **Bedroom Two**

Having a double glazed window and a radiator.

### **Exterior**

Externally the property has access to communal gardens and resident parking.



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welcome to

## Oak Tree Lane, Leeds

- First Floor Apartment
- Two Bedrooms
- Modern Open Plan Living Space
- Beautifully Maintained Throughout
- Fantastic For First Time Buyers

Tenure: Leasehold EPC Rating: Awaiting  
Council Tax Band: B Service Charge: 715.21  
Ground Rent: 62.50

# £140,000



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT111872 - 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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