





Oaklands Crescent,Gipton Leeds LS8 3TH

william h brown

welcome to

Oaklands Crescent, Gipton Leeds

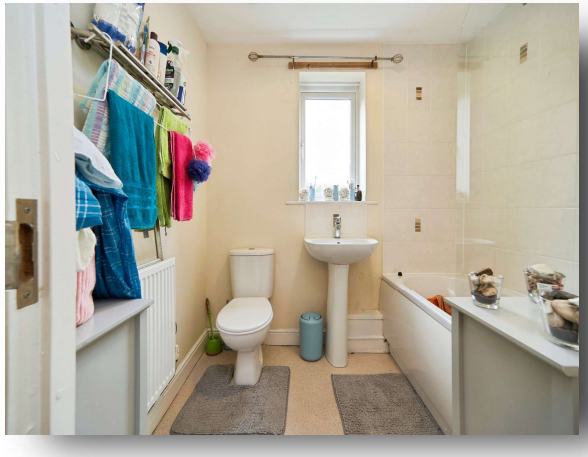
Situated in a highly accessible location, this two-bedroom ground floor flat presents an excellent opportunity for a range of buyers. The property benefits from a designated parking space and offers well-proportioned accommodation throughout!

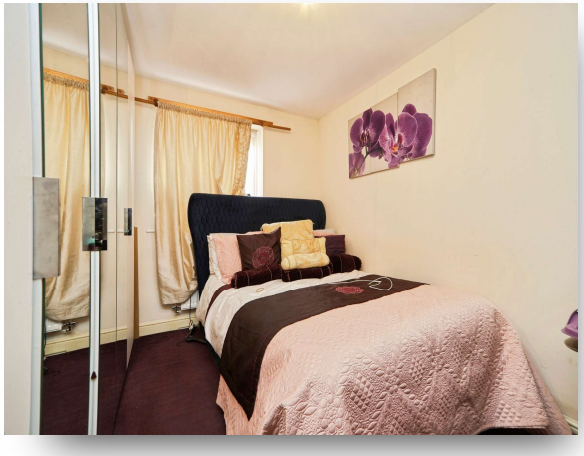












Hallway
The area features spacious storage cupboards.

Lounge/ Kitchen/ Diner
This generously sized space features three double-glazed windows and a fitted radiator. The room is partially divided, creating defined areas while still maintaining an open and flowing layout. The kitchen area incorporates a spacious dining space, along with a range of wall and base units, an integrated gas hob and oven with an extractor fan above, and a sink with drainer. There is also space for under-counter appliances, making it both practical and functional.

Bedroom One
A double bedroom featuring a double-glazed window and a fitted radiator.

Bedroom Two
Features a double-glazed window and a fitted radiator.

Bathroom
The bathroom features a double-glazed window and a fitted radiator. It is equipped with a bath with an overhead shower, a wash basin, and a WC. The room is finished with partially tiled walls, providing a practical and attractive finish.

External
The property benefits from a designated parking space for one vehicle, which is accessed via double driveway gates.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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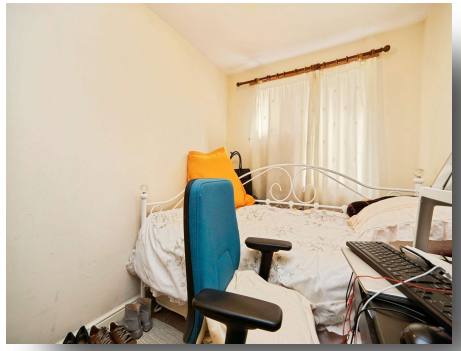
- GROUND FLOOR FLAT
- TWO BEDROOMS
- OPEN PLAN LOUNGE/ DINING AREA
- PARKING SPACE FOR ONE VEHICLE
- HIGHLY CONVENIENT LOCATION

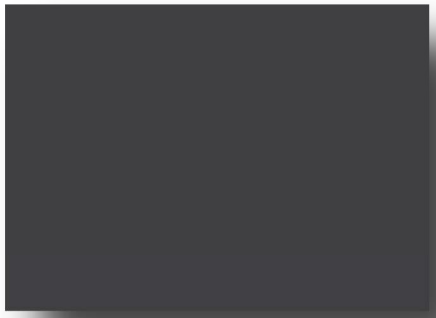
Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 2000.00
Ground Rent: 540.00

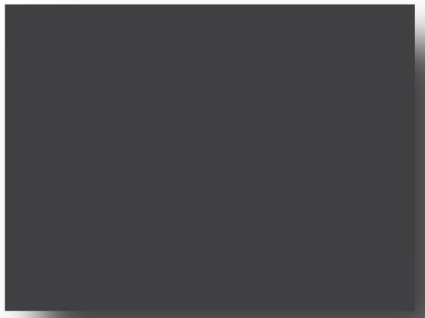
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109990

The Property Ombudsman

Property Ref:
OAK109990 - 0004

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.

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