



Cavendish Court, Drighlington Bradford BD11 1DA

welcome to

Cavendish Court, Drighlington Bradford

IDEAL FTB/PROFESSIONAL/INVESTMENT opportunity, NO ONWARD CHAIN, MODERN TWO bedroom UPPER FLOOR APARTMENT, SECURE ALLOCATED PARKING SPACE ON SITE, LIVING ROOM, MODERN HIGH SPEC KITCHEN, HOUSE BATHROOM. Close proximity to local amenities and having good access to motorway links.

Entrance Hall

Single glazed door to the front, storage cupboard.

Living Room

15' 2" x 15' (4.62m x 4.57m)

A spacious room with two double glazed windows to the front, electric radiator, sliding doors leading into the kitchen.

Kitchen

7' 1" x 14' 5" (2.16m x 4.39m)

Has a fully fitted modern high spec kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, steamer oven with induction hob and extractor fan, integrated wine cooler and fridge/freezer. Sliding doors leading into the living room.

Bedroom One

15' 5" x 8' 7" (4.70m x 2.62m)

Double glazed window to the front, electric radiator, fitted wardrobes.

Bedroom Two

9' 2" plus recess x 8' 7" (2.79m plus recess x 2.62m)

Double glazed window to the front, electric radiator, fitted wardrobes.

Bathroom

A modern three piece bathroom suite comprising of double shower cubicle, low level flush WC, wash hand basin, shaver point, chrome heated towel rail, part tiled walls.

Exterior

Allocated secure parking space situated on site, beneath the building.





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Cavendish Court, Drighlington Bradford

- Two bedroom upper floor apartment
- NO ONWARD CHAIN
- Secure allocated parking space
- Good access to motorway links
- Ideal FTB/investment

Tenure: Leasehold EPC Rating: C

offers over

£150,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
MLY108343 - 0010

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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