



**Cavendish Court, Drighlington Bradford BD11 1DA**

**welcome to**

## **Cavendish Court, Drighlington Bradford**

NO ONWARD CHAIN, MODERN and WELL PRESENTED TWO BEDROOM UPPER FLOOR APARTMENT with a PRIVATE SECURE PARKING SPACE situated under the apartment block, LIVING ROOM with BALCONY, STUDY, KITCHEN, BATHROOM with access to both hallway and bedroom one.

### **Entrance Hall**

Door leading into the hallway, storage cupboard housing the gas central heating boiler, electric wall heater. Doors leading into the bathroom, both bedrooms and the living room.

### **Living Room**

15' 5" x 15' 5" ( 4.70m x 4.70m )  
uPVC double glazed French doors leading to the balcony, which has nice views over looking Drighlington Moor, two uPVC double glazed windows, two electric wall heaters, sliding doors leading into the kitchen.

### **Kitchen**

14' 2" x 7' 1" ( 4.32m x 2.16m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob with fitted extractor fan, integrated dishwasher and fridge/freezer. Sliding doors leading into the living room.

### **Study Area**

4' 4" x 5' 6" ( 1.32m x 1.68m )  
uPVC double glazed window.

### **Bedroom One**

8' 8" x 15' 9" ( 2.64m x 4.80m )  
uPVC double glazed window, electric wall heater, fitted wardrobes and access into the bathroom.

### **Bedroom Two**

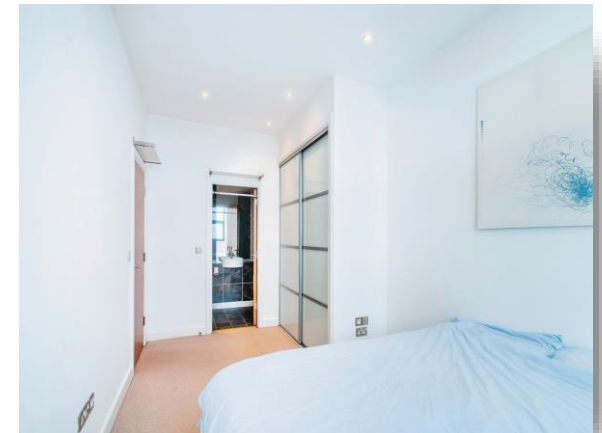
8' 6" x 11' 8" ( 2.59m x 3.56m )  
uPVC double glazed window, electric wall heater, fitted wardrobes.

### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls. Doors leading to bedroom one and the hallway.

### **Exterior**

The apartment is allocated one secure parking space below the apartment block.







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## Cavendish Court, Drighlington Bradford

- Two bedroom upper floor apartment
- Private secure under ground parking space
- Ideal FTB/professional person/investment
- Study and balcony off the living room
- Dual aspect views, overlooking Drighlington Moors

Tenure: Leasehold EPC Rating: C

offers over

**£160,000**



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:  
MLY110016 - 0004

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