



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

**welcome to**

**Cavendish Court, Drighlington Bradford**

Available with NO ONWARD CHAIN and SOLD AS SEEN is this TWO bedroom GROUND FLOOR APARTMENT, situated in the popular village of Drighlington and within easy reach of local amenities and having good access to motorway links.



### **Entrance Hall**

Door to the side, electric wall heater.

### **Lounge**

14' 11" x 14' 10" ( 4.55m x 4.52m )

Two double glazed windows to the side, two electric heaters.

### **Kitchen**

14' 5" x 7' 1" ( 4.39m 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, integrated fridge/freezer and dishwasher, electric oven and hob, fitted extractor fan, space for washing machine.

### **Bedroom One**

8' 7" x 15' 1" ( 2.62m x 4.60m )

Double glazed window to the side, fitted wardrobes, electric heater, access into the bathroom.

### **Bedroom Two**

8' 7" x 11' 1" into recess ( 2.62m x 3.38m into recess )

Double glazed window to the side, fitted wardrobes and electric heater.

### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, electric towel heater.



***view this property online*** [williamhbrown.co.uk/Property/MLY110449](http://williamhbrown.co.uk/Property/MLY110449)



welcome to

## Cavendish Court, Drighlington Bradford

- Two bedroom ground floor apartment
- No onward chain
- Sold as seen
- Close proximity to local amenities
- Good access to motorway links

Tenure: Leasehold EPC Rating: C

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.

# £120,000



**view this property online** [williamhbrown.co.uk/Property/MLY110449](https://williamhbrown.co.uk/Property/MLY110449)



Property Ref:  
MLY110449 - 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.

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.



Please note the marker reflects the  
postcode not the actual property



william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**