



Cavendish Approach, Drighlington Bradford BD11 1DB

welcome to

Cavendish Approach, Drighlington Bradford

FOUR BEDROOM THREE STOREY TOWN HOUSE, SOUGHT AFTER VILLAGE LOCATION, SPACIOUS GROUND FLOOR KITCHEN/DINER, LIVING ROOM and WC, first floor MASTER BEDROOM, ENSUITE, GAMES ROOM, second floor THREE BEDROOMS and HOUSE BATHROOM. TWO PARKING SPACES, REAR GARDEN.

Entrance Hall

Door to the front, storage cupboard, gas central heating radiator, access to the downstairs WC, stairs leading to the first floor landing.

Kitchen/Diner

13' 5" MAX x 15' 10" MAX (4.09m MAX x 4.83m MAX)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, integrated washing machine, space for a fridge freezer, storage cupboard, breakfast bar, gas central heating radiator. uPVC double glazed windows and uPVC double glazed French doors to the rear.

Living Room

16' x 8' 7" (4.88m x 2.62m)
uPVC double glazed window to the front with fitted shutters, gas central heating radiator.

First Floor Landing

Gas central heating radiator, stairs leading to the second floor landing.

Reception/Games Room

13' 10" x 15' 11" (4.22m x 4.85m)
uPVC double glazed window to the front, uPVC double glazed French doors leading out to the balcony, electric fire, wood flooring, gas central heating radiator.

Bedroom One

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

Has a three piece suite comprising of bath with shower over, low level flush WC, wash hand basin, uPVC double glazed window to the rear.

Second Floor Landing

Storage cupboard, gas central heating radiator, loft access.

Bedroom Two

10' 8" x 13' 11" (3.25m x 4.24m)
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

9' 9" x 6' 2" (2.97m x 1.88m)
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom

Having a walk-in shower, low level flush WC, wash hand basin, tiled walls and floor, chrome heated towel rail.

Exterior

Two parking spaces to the front, access to the side of the house leading to the paved and pebbled rear garden.





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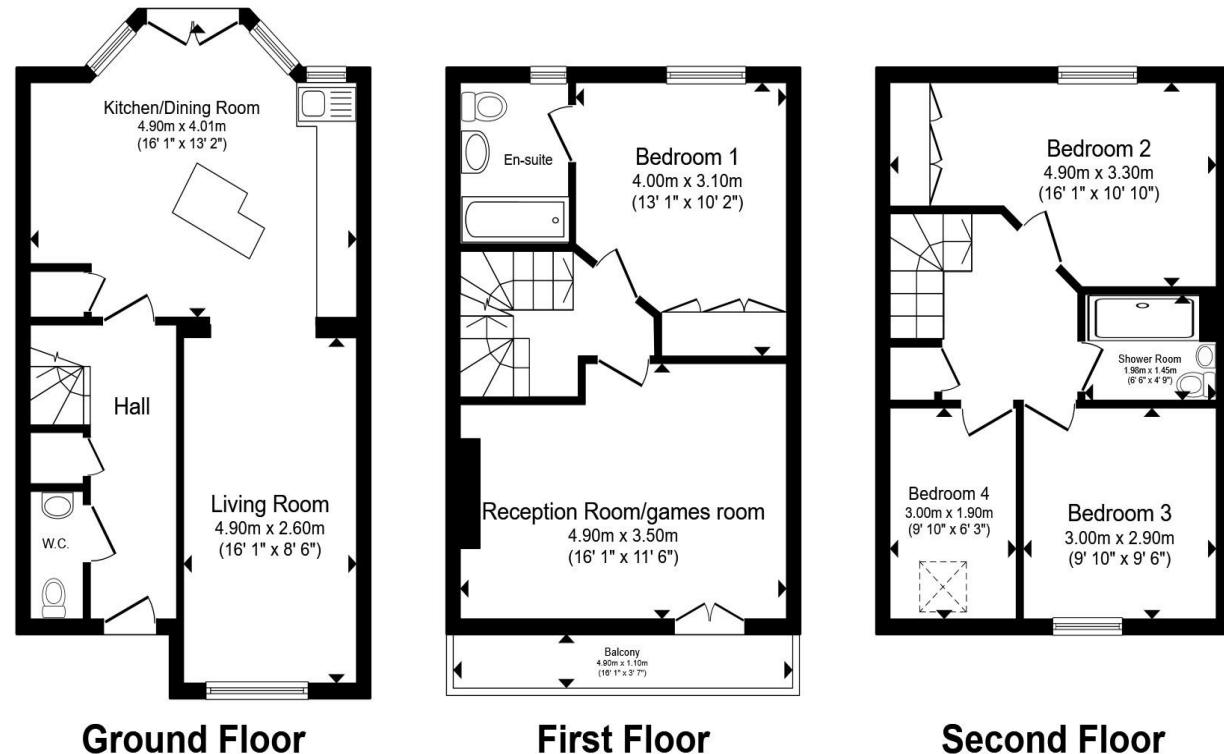
Cavendish Approach, Drighlington Bradford

- Four bedroom three storey town house
- Spacious ground floor kitchen/diner
- Two reception rooms
- Downstairs WC/Ensuite to master bedroom
- Easy to maintain rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Total floor area 111.9 m² (1,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
MLY111586 - 0004

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 **william h brown** Incorporating **Porter Glenny**



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