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# 10 Cavendish Mews, Drighlington, Bradford, BD11 1DD

This modern town house is ideally located in a highly sought after residential area. Having accommodation arranged over three floors it offers a high degree of internal flexibility and would be ideal for a wide variety of potential purchasers. An early viewing is highly recommended to fully appreciate everything this fabulous property has to offer.

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**dacres.co.uk**

# 10 Cavendish Mews, Drighlington, BD11 1DD

**Offers Over: £270,000**




## General Remarks

A fabulous opportunity to purchase a modern, three storey townhouse, situated within walking distance of the centre of Drighlington. Offering flexible accommodation arranged over three floors and a re-configured ground floor a viewing is essential.

The ground floor accommodation comprises; - entrance hall with stairs rising to the first floor and under stairs storage, utility room with plumbing for an automatic washing machine, shower room with WC and wash basin, a fabulous snug which could equally be used as a fourth bedroom. The garage has been converted to create an office which is ideal for anyone working from home and a good-sized storage area.

To the first floor there is a generous L-shaped living room with French doors that open to a small balcony which overlooks the rear garden. Bi-folding doors to the kitchen make this a fabulous open plan space when needed for parties of family gatherings, the kitchen has fitted wall and base units, ample worktop space and integrated appliances include; - gas hob, electric oven and microwave.

On the second floor there are three bedrooms including the front facing master which has fitted wardrobes and an en-suite Jack and Jill bathroom with a modern suite comprising bath with shower over, WC and wash basin. The landing provides access to the loft which is boarded and offers a useful additional storage space.

Externally, to the front of the property the block paved driveway provides off-street parking and the low maintenance rear has an artificial lawn and a patio area which makes this an ideal space for relaxing or enjoying a barbecue.




There
IS
NO PLACE
LIKE
HOME

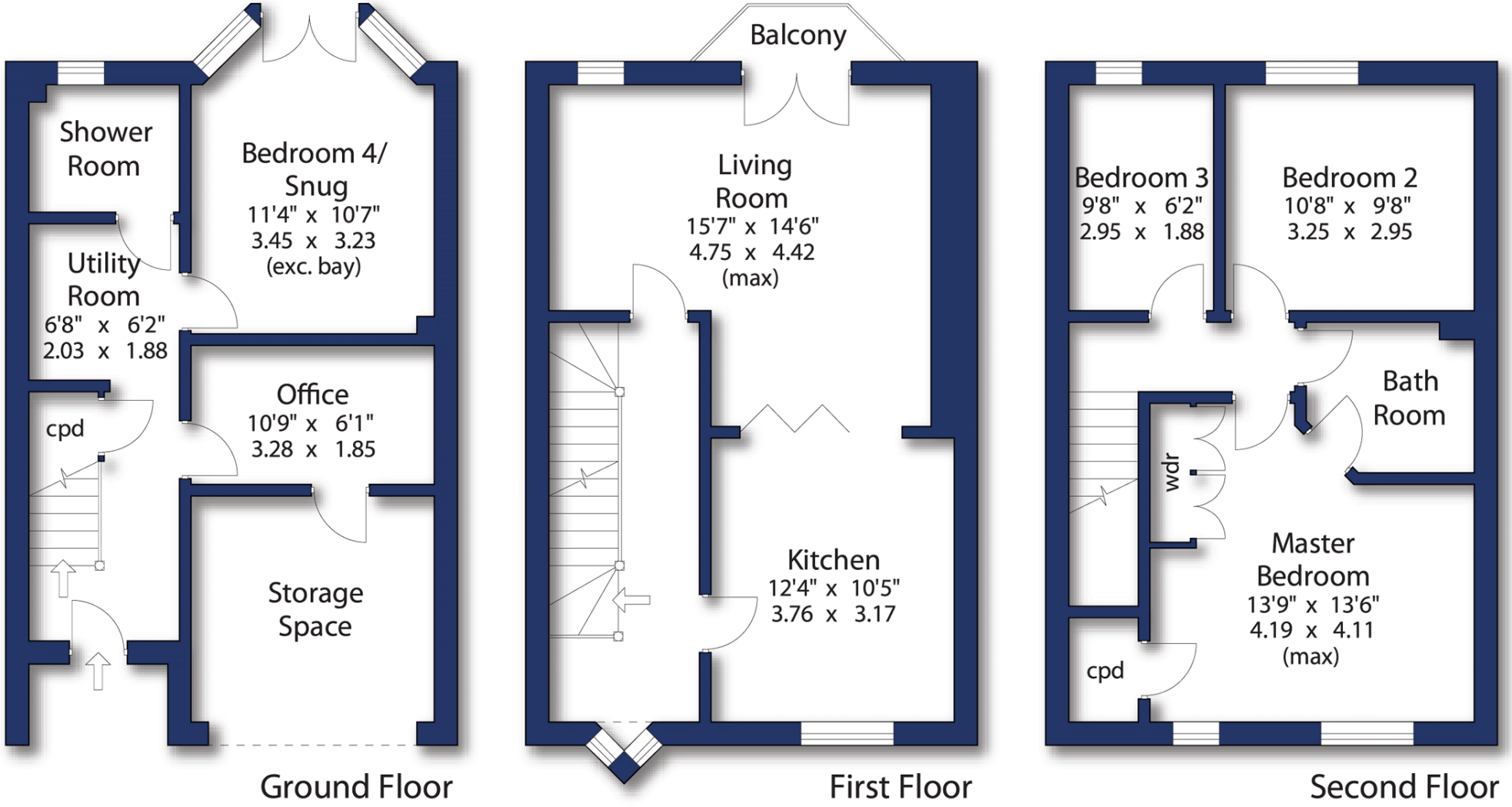







Soak
Breathe
Unwind
Relax

## Floorplans




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## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

## Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

## Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

## Referral fees

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