



8 Cavendish Mews, Drighlington, West Yorkshire, BD11 1DD

SALE READY - QUICKER COMPLETION: Ask for more information.

NO CHAIN: Sensibly priced to encourage an early sale is this well presented MODERN TOWN HOUSE, that is available with VACANT POSSESSION. Provides contemporary accommodation over 3 FLOORS. the house form part of this ever popular development overlooking Drighlington Moor. NOT TO BE MISSED.

Asking Price £265,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

8 Cavendish Mews, Drighlington, West Yorkshire, BD11 1DD

SALES READY LEGAL PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

GROUND FLOOR

HALLWAY

GROUND FLOOR BEDROOM 4 12' x 11' (3.66m x 3.35m)

French doors to the garden.

UTILITY ROOM

SHOWER ROOM/WC Ground floor shower room with WC.

1ST FLOOR

LOUNGE 17' x 14' (5.18m x 4.27m)

Patio doors to the balcony

KITCHEN DINER 12' x 10' (3.66m x 3.05m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Integrated fridge freezer and dish washer. Built in oven and hob.

TOP FLOOR

MASTER BEDROOM 1 13' x 13' (3.96m x 3.96m)

Fitted wardrobes

BEDROOM 2 10' x 9' (3.05m x 2.74m)

BEDROOM 3 9' x 6' (2.74m x 1.83m)

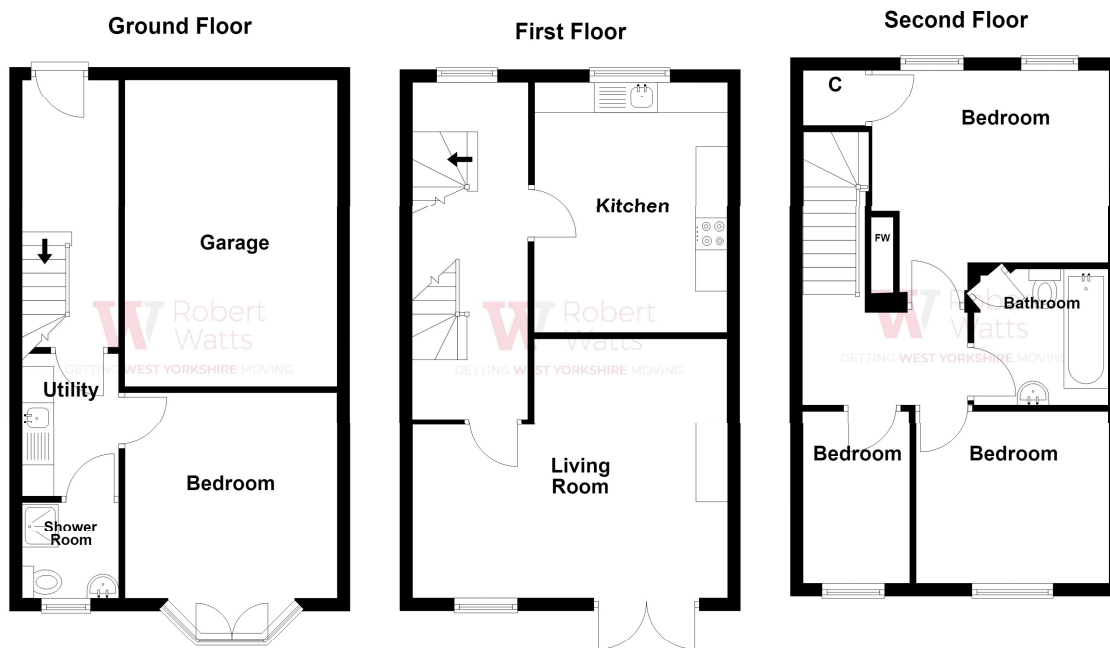
JACK N JILL BATHROOM White bathroom suite.

OUTSIDE Garden to the front. Driveway and parking to the back with attached garage.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





8 Cavendish Mews

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		