



**Cavendish Court
Drighlington
Leeds
West Yorkshire
BD11**

Offers in Excess of £86,000

bettermove

Cavendish Court Leeds

Bettermove are proud to present this 1 bedroom flat in Drighlington, available with no forward chain.

This property is currently tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

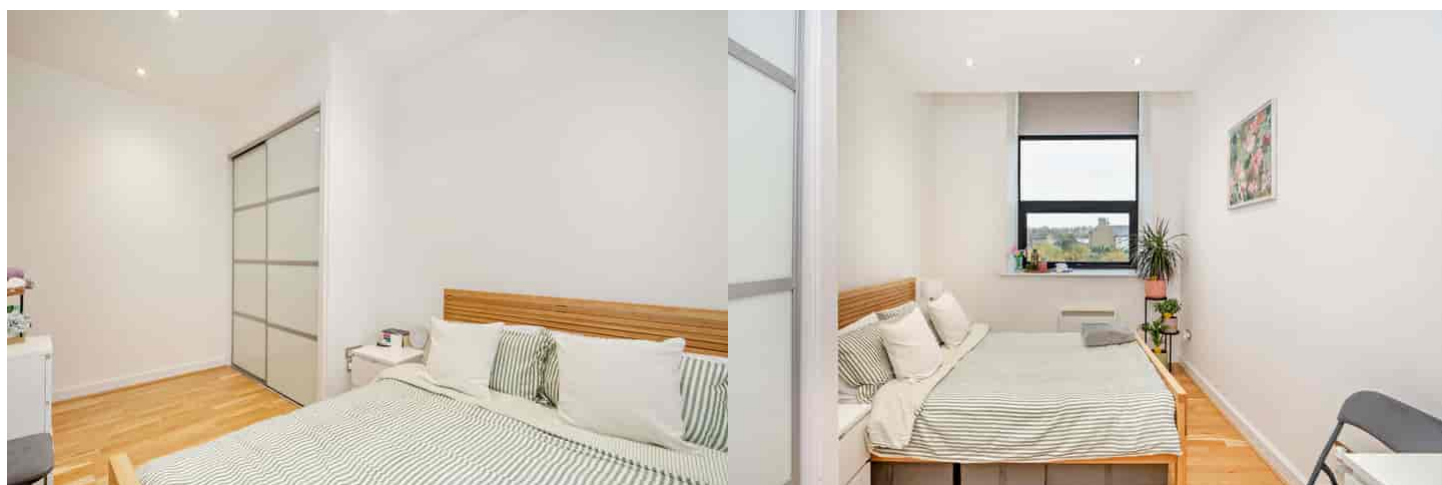
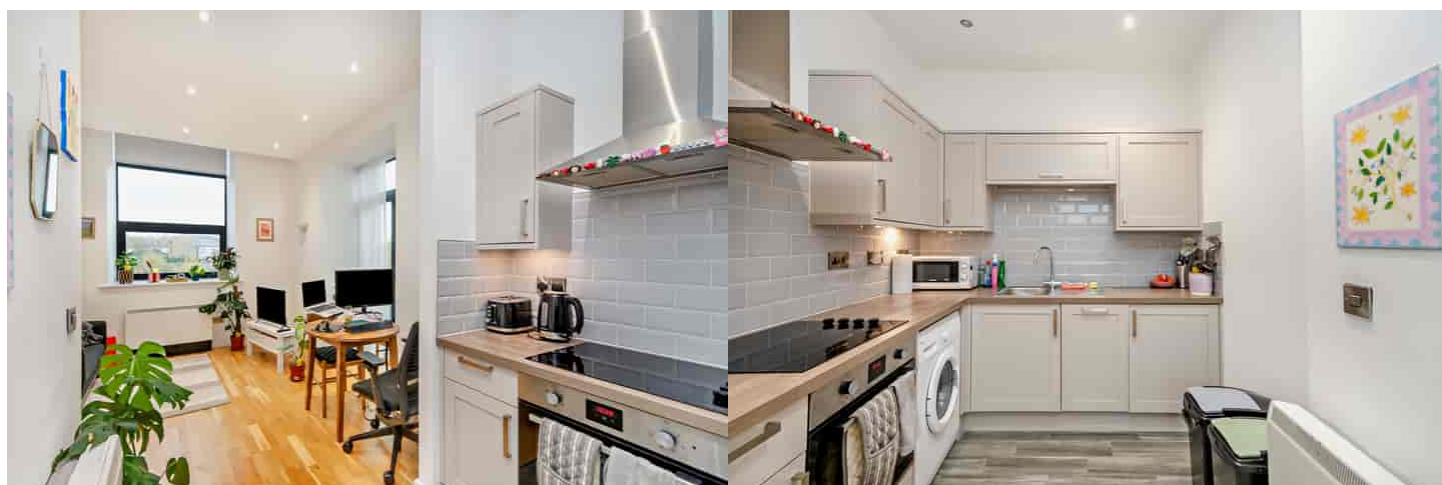
This property benefits from double glazing, and electric heating throughout, with an allocated parking space available.

The council tax band is B.

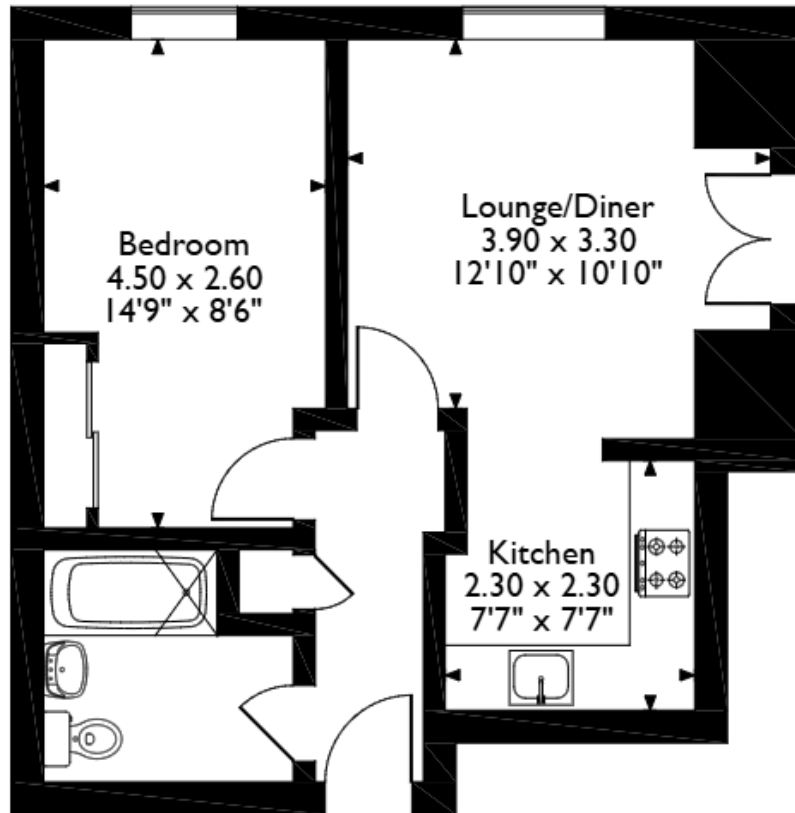
The interior of this beautifully presented, first floor property is situated in a mill conversion, and comprises a spacious, open plan living/dining area, fitted kitchen, one double bedroom, and a family bathroom. The property also comes with lift access to all floors.

Located in the sought after village of Drighlington, Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Morley Train Station (3.7 miles), a variety of local bus routes, and quick access to the M62.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Cavendish Court, Bradford
Approximate Gross Internal Area
42 Sq M/452 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	39	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		65
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.