



**Cavendish Approach, Drighlington, Bradford,  
West Yorkshire, BD11 1DB**

**Offers In The Region  
Of £325,000**



**HUNTERS®**  
EXCLUSIVE



# Cavendish Approach, Drighlington, Bradford, West Yorkshire, BD11 1DB

## DESCRIPTION

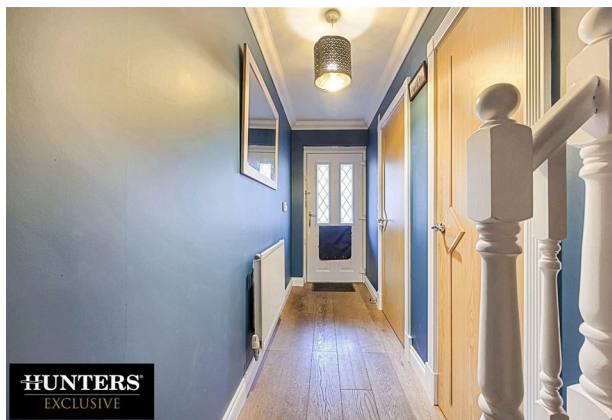
Presenting for sale this neutrally decorated end of town house. This property enjoys a prime location, benefitting from excellent public transport links and being within close vicinity to an array of local amenities, green spaces, and several local schools. Nearby parks are an added bonus for those who cherish outdoor activities.

The property extols a striking balance between comfort and style, boasting four spacious bedrooms, three well-appointed bathrooms, two delightful reception rooms, and a generously-proportioned kitchen. The wonderfully airy and commodious master bedroom comes with an en-suite, presenting a haven of tranquillity.

Enjoy a seamless blend of relaxation and entertainment in the first reception room, featuring an open-plan design that combines cosy living with unrestricted movement. The beautifully equipped second reception room benefits from balcony access, curating an atmosphere both of openness and serenity.

For culinary enthusiasts, the kitchen promises to be a dream come true. It is adorned with a practical kitchen island and ample dining space, promoting conviviality during meals. Moreover, the property is graced with a garden, providing a peaceful retreat for cherished moments of leisure.

EPC rating of 'C' - Council tax band 'D'



# ROOMS

## GROUND FLOOR

Hall Way

W/C

Kitchen Diner  
15'10" x 12'9"

Reception Room One  
15'9" x 8'7"

## FIRST FLOOR

Reception Room Two  
15'11" x 13'10"

Bedroom One  
11'3" x 10'2"

Ensuite  
6'10" x 5'8"

## SECOND FLOOR

Bedroom Two  
15'11x10'8

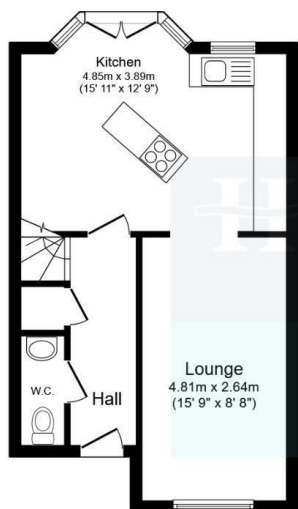
Bedroom Three  
9'8" x 9'5"

Bedroom Four  
9'9" x 6'3"

Shower Room  
6'5" x 5'11"

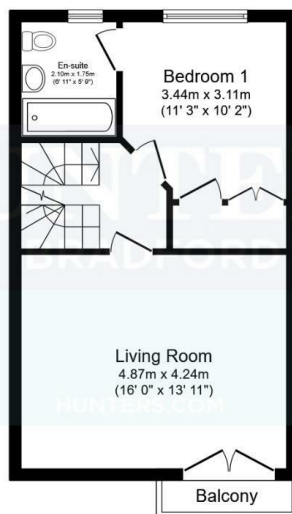






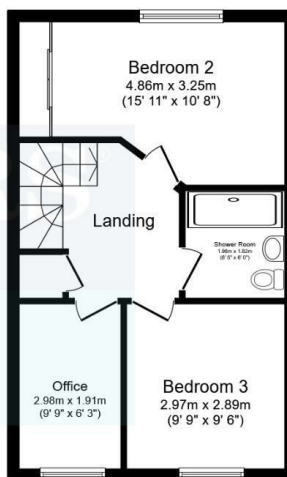
### Ground Floor

Floor area 38.4 sq.m. (413 sq.ft.)



### First Floor

Floor area 39.5 sq.m. (425 sq.ft.)



### Second Floor

Floor area 39.5 sq.m. (425 sq.ft.)

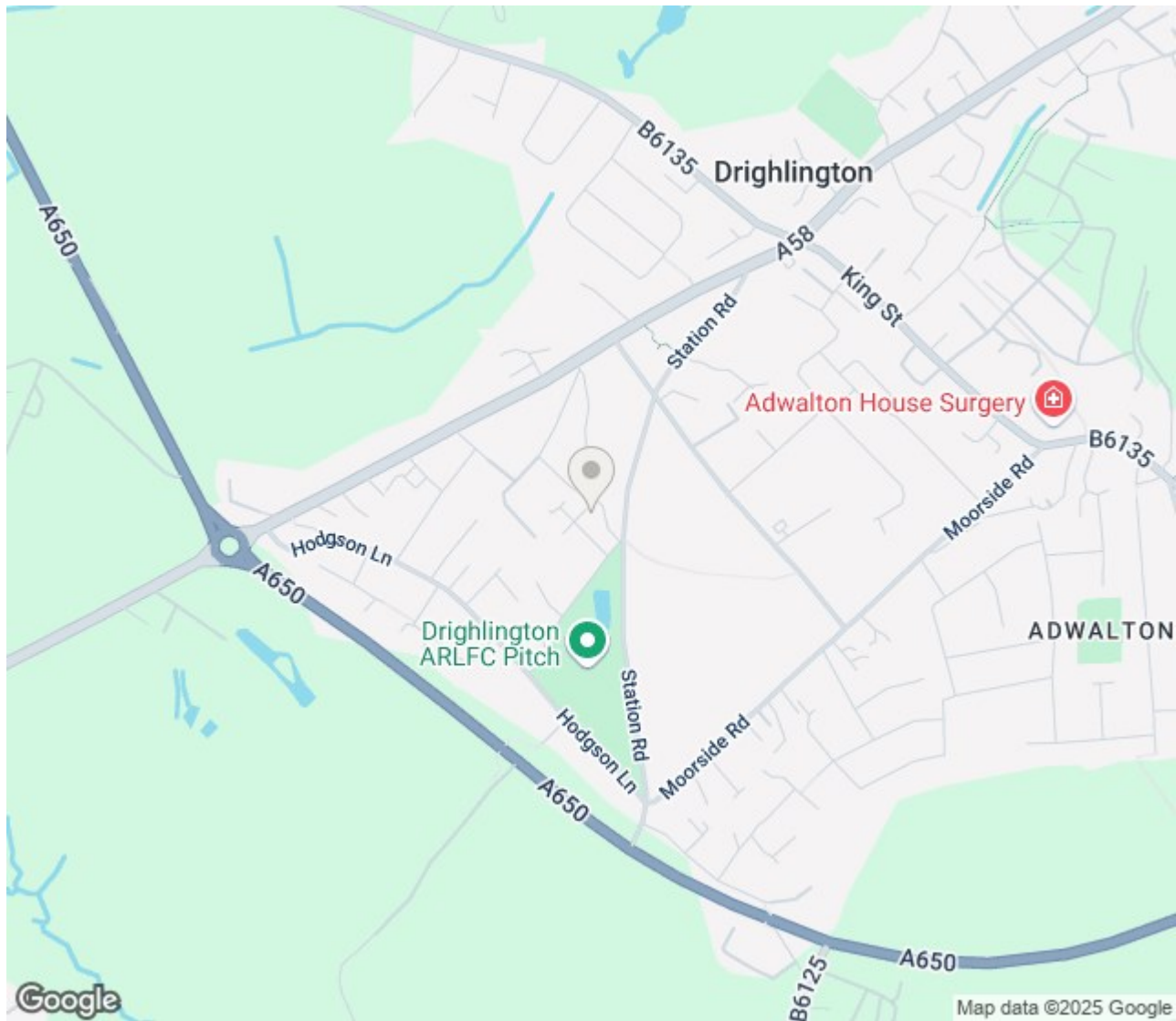
**Total floor area: 117.4 sq.m. (1,264 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)










# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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