



Leconfield House Cavendish Road, Idle Bradford BD10 9DL

welcome to

Leconfield House Cavendish Road, Idle Bradford

Offered with no onward chain, this two-bedroom apartment presents an excellent opportunity for investors and buyers looking for a project. Requiring modernisation throughout, the property offers fantastic potential. Close to local amenities and transport links.



Available with no chain and situated in BD10, we have a spacious two bedroom apartment, a fantastic opportunity for investors and developers. Requiring a programme of modernisation and improvement, the property provides spacious accommodation including a lounge, kitchen, two bedrooms, and bathroom. Conveniently situated close to local amenities, schools, and transport links, the property is well placed for both owner-occupiers and tenants.

Living Room

17' 6" x 11' 8" (5.33m x 3.56m)

Kitchen

9' 4" x 8' (2.84m x 2.44m)

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Bedroom Two

12' 8" x 11' (3.86m x 3.35m)

Bathroom



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Leconfield House Cavendish Road, Idle Bradford

- No onward chain
- Two-bedroom apartment
- Requires modernisation
- Ideal investment opportunity
- Spacious accommodation

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111513 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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