

# MARSH & MARSH PROPERTIES

18 Long Ridge, Woodhouse, Brighouse, HD6 3RZ

£335,000



If you are looking for the perfect family home, situated on a quiet cul-de-sac, in a highly sought after area on the outskirts of Woodhouse, then this will certainly be the property for you. Its pleasant surroundings paired with its far reaching views to the rear create a delightful setting for this home. The house benefits from driveway parking for two cars to the front elevation, with an additional secure parking space provided by the integral single garage. A front lawned garden enhances the kerb appeal of the property and also increases overall privacy. To the rear is a well maintained lawned and patio garden, ideal for sitting out and relaxing or for children and pets to play.

Internally the property offers a surprising amount of space, with an open plan feel to the ground floor, which is enhanced by the neutral and modern colour schemes. The house features large windows throughout creating a light and bright internal atmosphere. With its spacious living room, open plan dining kitchen, four good sized bedrooms (three with more than ample space for a double bed) and well-appointed house bathroom. Just step inside and you will immediately feel at home.

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Not only is this property situated in a quiet and highly sought after location but it is also in a well-connected position. The house benefits from being just 3 minutes from Brighouse town centre as well as just a quick 6 minute drive from the M62, offering quick connections to the major cities of Leeds, Bradford and Manchester. There are ample bus services running regularly to local areas. Brighouse train station, just 3 minutes' drive away, offers outstanding links to surrounding cities, in addition to having access to the Grand Central train service to London. The property is also within the catchment area of local good schools.

Owing to the numerous features on offer with this ideal family home, it's highly sought after location and its fantastic potential, an appointment to view is essential in order to fully appreciate this property.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

A spacious entrance hallway that certainly presents the ideal reception into the property. With its entrance matting, carpeted floor, uPVC double glazed window to the front elevation, central light fitting, double radiator and spacious under stairs cupboard.

From the hallway a wooden door opens into the

### LIVING ROOM



A light and bright living room that creates the ideal family communal space. The room receives ample natural light owing to its uPVC double glazed windows to the front elevation. A gas fireplace, on a granite hearth and with a wooden

mantelpiece, creates a charming central feature for the whole room. With a carpeted floor, double radiator, central light fitting and cornice to ceiling.



From the living room an opening leads directly into the

### DINING KITCHEN



A large and open plan dining kitchen that creates a charming flow throughout the ground floor living space. To one side of the room is ample space for a dining table. There are treated oak work surfaces to three sides with a central section extending, creating a breakfast bar. The room is bathed in natural light owing to three uPVC double glazed windows to the rear elevation and

features a uPVC double glazed door providing access to the rear garden. With an integrated hob, integrated dual oven, stainless steel extractor hood, fitted microwave, double radiator, plumbing for a washing machine, splashback tiling, tiled flooring, integrated dishwasher, ceiling inset spotlights, central light fitting, space for an integrated fridge/freezer and a porcelain sink with stainless steel mixer taps.



From the hallway carpeted stairs lead up to the

### **LANDING**

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

### **BEDROOM 1**



A spacious master bedroom, offering more than ample space for a double bed along with additional bedroom furniture. The room is bathed in natural light owing to the uPVC double glazed window to the front elevation and has a central light fitting and carpeted floor.

### **BEDROOM 2**



This is another good sized bedroom, again offering space for a double bed along with additional bedroom furniture. With a double radiator, uPVC double glazed window to the rear elevation, fitted wardrobes offering ample additional storage

space, carpeted floor and central light fitting.



a double bed along with further bedroom furniture. This bedroom benefits from a dual aspect nature, with uPVC double glazed windows to both the front and rear elevations. With a double radiator, carpeted floor and central light fitting.

#### **BEDROOM 4**



The ideal room for a child's bedroom, guest room or work from home office space. With a carpeted floor, double radiator, central light fitting and uPVC double glazed window to the front elevation.

#### **BEDROOM 3**



A generous third bedroom again offering space for

#### **BATHROOM**



A well-appointed and presented bathroom that again makes excellent use of the space on offer. With its panel bath, over bath electric shower, pedestal washbasin, frosted uPVC double glazed window to the rear elevation, close coupled toilet, stainless steel towel radiator, vinyl flooring, splashback tiling, and ceiling spotlights.

#### **GARDENS**

To the front of the property is a charming lawn that not only enhances the property's kerb appeal but also increases privacy.



To the rear of the property is an artificial lawned, decked and patio garden, fully enclosed to create the ideal space for children and pets to play in a secure setting. The rear garden offers the ideal space to sit out and relax or to have a barbeque.

### **PARKING & GARAGE**

To the front of the property is a tarmac driveway providing two parking spaces.

An integral garage provides an additional secure parking space.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **DIRECTIONS**

From Brighouse town centre head towards Woodhouse on Huddersfield Road (A641) for 0.8 miles. Opposite the entrance road for Bradley Woods turn right onto Toothill Lane and after 0.1 miles turn right onto Lyndhurst Avenue. After a further 0.1 miles turn left onto Long Ridge. Follow the road round and look out for the property on your left hand side. The property can be identified by the Marsh and Marsh Properties "For Sale" sign outside.

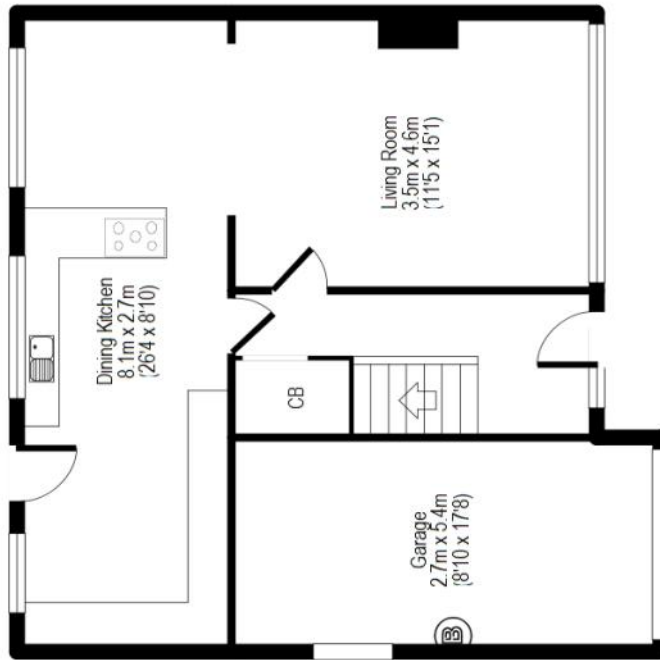
For sat nav users the postcode is: HD6 3RZ

### **MORTGAGE ADVICE**

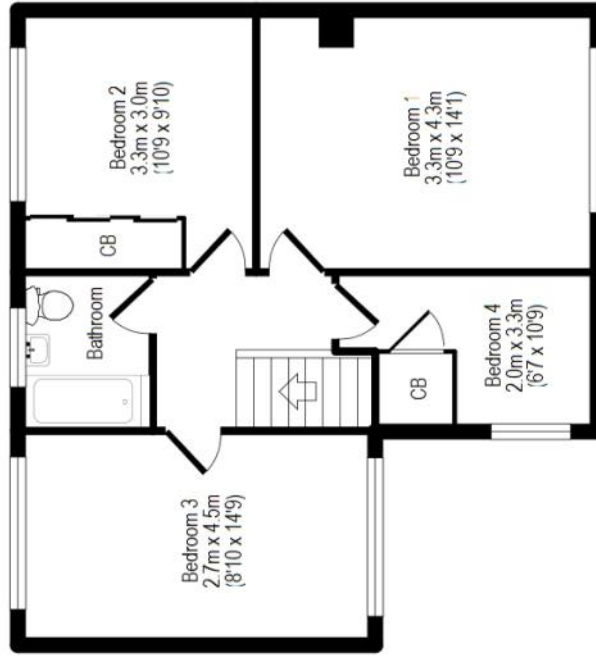
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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## 18 Long Ridge, Brighouse, HD6 3RZ



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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