

MARSH & MARSH PROPERTIES

Garomar Dell, 1 Rydings Walk, Brighouse, HD6 2DD

£275,000



If you are looking for a beautifully presented bungalow, situated in a well-connected and convenient location, positioned on the outskirts of Brighouse town centre, then this property will be special interest. A semi-detached bungalow, presented with a charming frontage that will appeal from the moment you arrive. The house features a large forecourt with ample parking for 3+ cars, with an additional secure parking space provided by a detached single garage to the side of the property. The house also features a fully enclosed low-maintenance garden to the rear that offers the ideal place to sit back and relax. An ideal property for those looking to downsize, or even for a professional couple looking for that special something.

The house is offered with a modern style and décor throughout, with a neutral colour scheme that creates a light and bright space, enhanced by the large uPVC double glazed windows throughout. The property also features a large amount of storage space with its fully boarded loft that covers almost the entire footprint of the house. With its spacious and long living room, well-appointed kitchen, dining room (that also could be used as a third bedroom), two double bedrooms (three with the dining room) and a modern and stylish shower room. Just step inside and you certainly will be impressed.

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The property is situated within short walking distance of the local good primary and secondary schools. Brighouse town centre is just a short walk away, providing access to its excellent shops, services and amenities and its train station which provides ample rail connections to the surrounding area, in addition to the Grand Central train service. The M62 motorway is just a short 5 minute drive away providing quick access to the major cities of Leeds, Manchester and Bradford. There are also regular bus services in the local vicinity.

Owing to the excellent nature and condition of this property, sought after Brighouse location and space on offer with this bungalow, an appointment to view is essential in order to fully appreciate everything on offer.

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

KITCHEN



A light and bright kitchen that is a welcome reception to the property creating an ideal first impression from the moment you step inside. The room features dual aspect uPVC double glazed

windows to the rear and side elevations. Laminated work surfaces are to all four walls, all with over and under counter cupboards that offer ample storage space. With an integrated hob, integrated oven, extractor, plumbing for a washing machine, splashback tiling, vinyl floor, central light fitting, space for a fridge/freezer and a porcelain sink with stainless steel mixer taps.



From the kitchen a wooden door opens into the

HALLWAY

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

From the hallway wooden doors open into the

LIVING ROOM



A generous and long living room that offers a large amount of space, more than ample for a three-piece suite along with additional furniture. The room benefits from views overlooking the gardens from its large uPVC double glazed sliding doors that provide ample natural light for the whole room. With a carpeted floor, two modern LED central light fittings, modern style radiator, cornice to ceiling and a television access point.

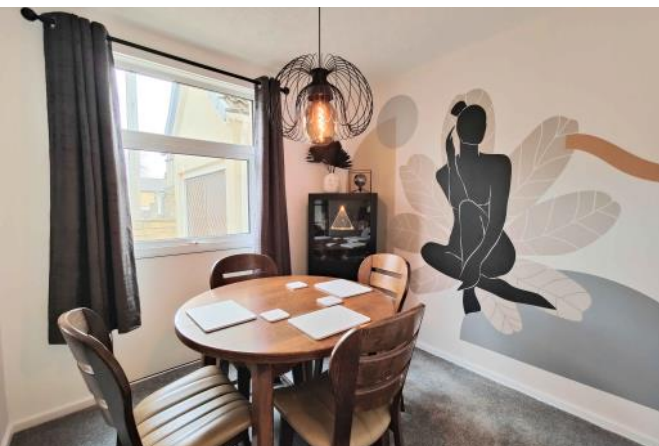


With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and single radiator.

BEDROOM 1



DINING ROOM / BEDROOM 3



This room is currently used as a dining room but could easily be used as a third bedroom depending on the new owner's requirements.

A large master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room features a large wall length uPVC double glazed window, to the front elevation, providing ample natural light. With a carpeted floor, central light fitting, single radiator and TV wall mount point.

BEDROOM 2

A generous second bedroom, again offering space for a double bed along with additional furniture.

With a carpeted floor, uPVC double glazed window to the rear elevation, central light fitting, single radiator and TV wall mount point.



LOFT

An excellent addition to the property is the large and fully boarded loft. Offering almost the same footprint as the ground floor the loft offers plenty of storage space. The loft is illuminated via a central light fitting.

From the hallway a wooden door opens into the

STORE ROOM

Originally a porch for the property the space has become an ideal storage room that also currently houses the boiler. With vinyl floor, uPVC double glazed window and central light fitting.

SHOWER ROOM



A well laid out shower room that makes excellent use of the space on offer to create a highly functional room. With a walk in style shower cubicle, glass splash guards, pedestal washbasin, close coupled toilet, single radiator, central light fitting, frosted uPVC double glazed window to the side elevation, splashback tiling and a vinyl floor.

From the hallway a pull down ladder provides access to the

GARDENS



To the rear of the property is a well presented and low-maintenance garden, enclosed on all sides by a stone wall and offers access to the front driveway with a secured metal gate. The garden features ample patio seating space with a central artificial lawn. Around the border of the garden is a raised flowerbed offering a charming outlook. The ideal space to sit out and relax or to have a barbeque.



PARKING & GARAGE

To the front elevation is a large parking forecourt offering ample space for 3+ cars.

To the side of the forecourt is a detached single garage offering an additional secure place to park or the ideal place for a workshop/store room.

GENERAL

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

TO VIEW

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

DIRECTIONS

From Brighouse town centre head towards Hove Edge on Halifax Road for 0.3 miles. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD6 2DD

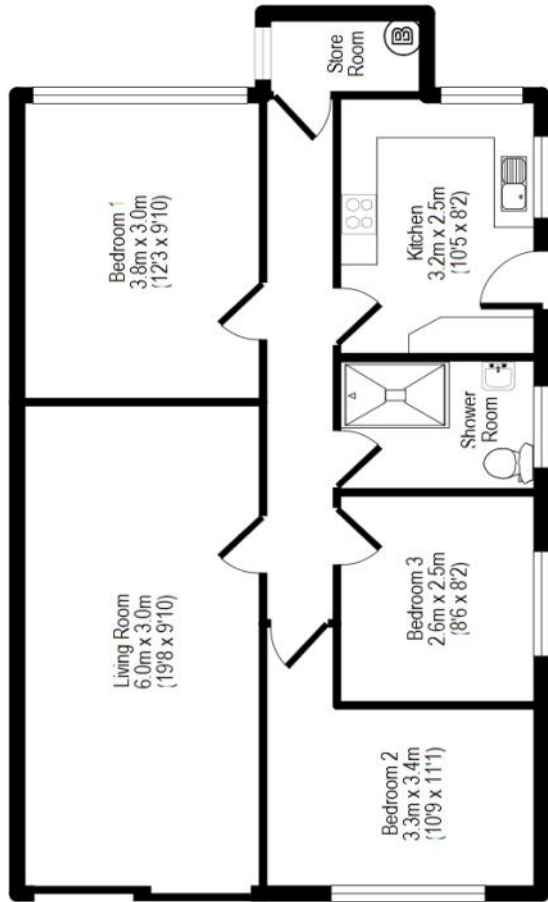
MORTGAGE ADVICE

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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Ground Floor



Loft

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