



### 6 Rydings Close

Brighouse, Brighouse, HD6 2DB

**£239,000**



# 6 Rydings Close

Brighouse, Brighouse, HD6 2DB

**£239,000**



Offered for sale in a SOUGHT AFTER LOCATION is this two bedroom semi-detached BUNGALOW, which is IMMACULATELY PRESENTED throughout. The property benefits from an EASY-TO-MAINTAIN and SOUTH-FACING REAR GARDEN, a driveway to the side providing off-road parking for multiple cars and an alarmed DETACHED GARAGE with light and power. Internally, the property comprises: a porch, a modern kitchen, a living room, an orangery, two double bedrooms and a shower room. With a part-boarded loft, double glazing and central heating this property really does have it all! Given its close proximity to Brighouse town centre, Brighouse Swimming Pool & Fitness Centre, the Doctors Surgery, Wellholme Park and easy access to transportation links, this property is likely to sell quickly - book your viewing today to avoid disappointment!

## Porch

A useful porch with laminate flooring and a spotlight ceiling. With an external door to the side and a window to the side aspect.

## Kitchen

A modern kitchen with grey gloss wall and base units, granite work surfaces and windows to the front and side. With integral appliances, including: a Bosch dishwasher, a fridge freezer, an electric fan-assisted oven, a 4-ring electric hob, an overhead extractor fan and an inset sink.

## Living Room

A neutrally decorated living room with wood flooring and doors to the orangery. The focal point is the electric fireplace.

## Orangery

With wood flooring, patio doors to the rear garden and a window to the side aspect.

## Bedroom One

A double bedroom with built in wardrobes and storage. Benefiting from wood flooring and a window to the front aspect.

## Bedroom Two

A large double bedroom, currently used as the master, with wooden flooring and windows to both the rear and side.

## Shower Room

A fully tiled shower room with a spotlight ceiling and a window to the side aspect. With a large walk in shower cubicle, benefiting from a dual shower head, a WC and double hand basins with a vanity unit.

## Exterior

To the front of the property there is a patio with border plants and shrubbery. There is a long driveway to the side of the property which provides ample off-road parking and leads to the detached garage. The garage is alarmed and has power and lighting. To the rear garden there is a patio and a large decked area with built-in seating. The garden is south-facing and very easy-to-maintain.

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HD6 2DB.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

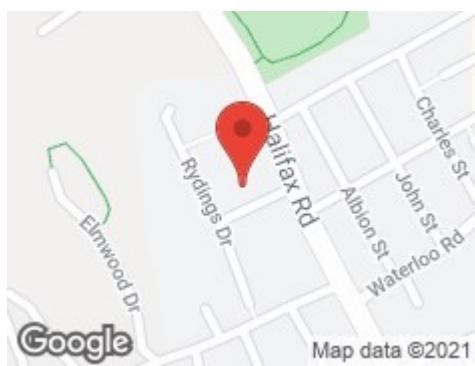
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



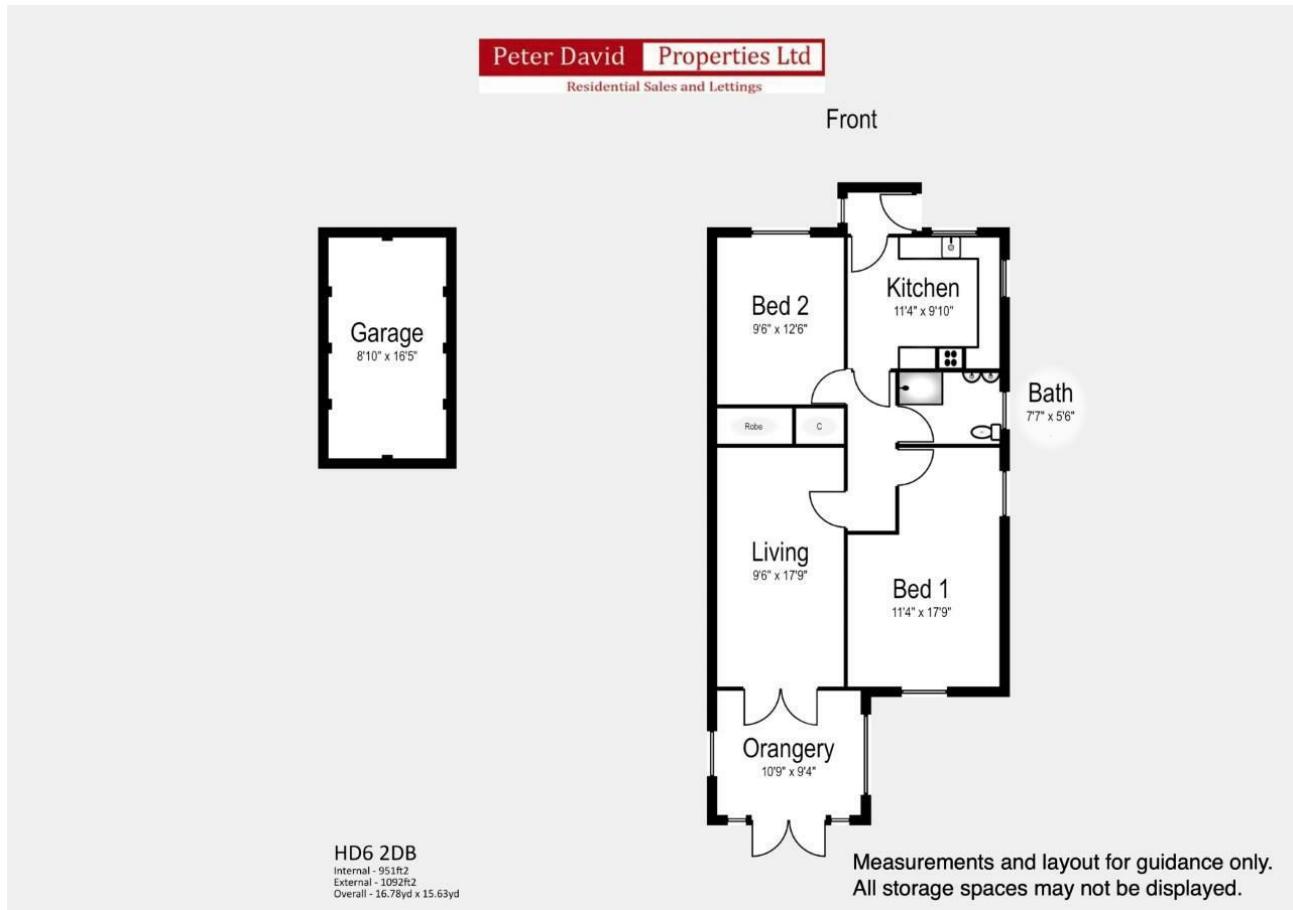
## Hybrid Map



## Terrain Map



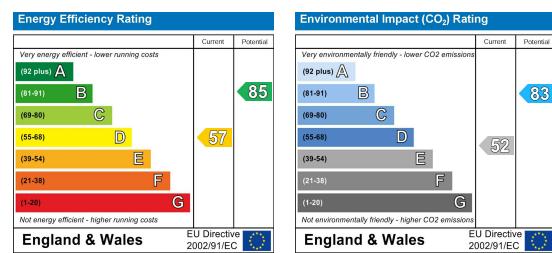
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HD7 5TT

T: 01422 366948  
E: halifax@peterdavid.co.uk

102 Commercial Street  
Brighouse HD6 1AQ

T: 01484 719191  
E: brighouse@peterdavid.co.uk

20 New Road  
Hebden Bridge HD7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: huddersfield@peterdavid.co.uk