

Peter David

Properties Ltd

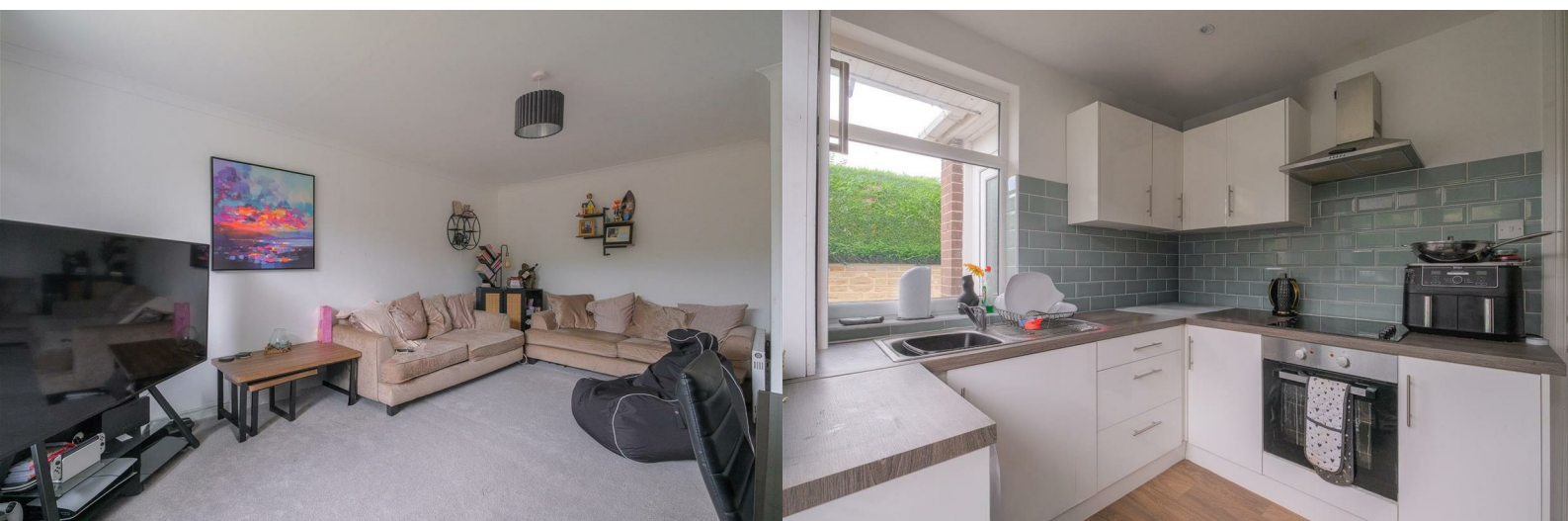
Residential Sales and Lettings



7 Rydings Walk

Brighouse, HD6 2DD

£215,000



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Nestled in the tranquil cul-de-sac of Rydings Walk, Brighouse, this charming three-bedroom true bungalow offers a perfect blend of comfort and convenience. Just a stone's throw from the bustling town centre, this well-presented home is ideal for those seeking a peaceful retreat without sacrificing accessibility to local amenities.

Upon entering, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-sized bedrooms provide ample space for relaxation, making it an excellent choice for families or those looking to downsize. The modern kitchen is equipped with contemporary fittings, ensuring that meal preparation is both enjoyable and efficient. The stylish bathroom complements the overall aesthetic of the home, providing a serene space for unwinding.

One of the standout features of this property is the private south facing garden, which can be accessed through elegant French doors. This outdoor space is perfect for entertaining guests or simply enjoying a quiet afternoon in the sun. Additionally, the bungalow boasts a garage and a driveway.

In summary, this delightful bungalow on Rydings Walk presents an excellent opportunity for those seeking a spacious and well-appointed home in Brighouse. With its modern amenities, private garden, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

****This property is now sold subject to contract and**

viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ******

Entrance Porch

Leading in from the front of the home and into the living room.

Kitchen

A modern kitchen with white wall and base units, an inset stainless steel sink and drainer, space for free-standing appliances and integral appliances, including: an electric hob and an overhead extractor fan, and an electric oven. With a composite door to the side and dual aspect windows to the front and side.

Living Room

A spacious living room with ample room to dine and a large window to the front aspect.

Master Bedroom

A double bedroom with French doors opening out to the rear aspect. With patio doors to the decked area. This spacious room could also be used as a dining room.

Bathroom

A modern bathroom with metro tiles and a three piece suite, comprising: a bath with an overhead electric shower, a WC, and a hand basin. Window to the side aspect.

Bedroom Two

A second double bedroom with a window to the rear aspect. With access to the loft.

Bedroom Three

A single bedroom with a window to the side aspect.

External

Externally, the property benefits from an enclosed rear garden with a lawn and a decked area. To the front, there is a patio garden with pleasant shrubbery. The property further benefits from a garage.

Directions

For Satnav please use the postcode HD6 2DD.

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.

Viewings

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

DISCLAIMER

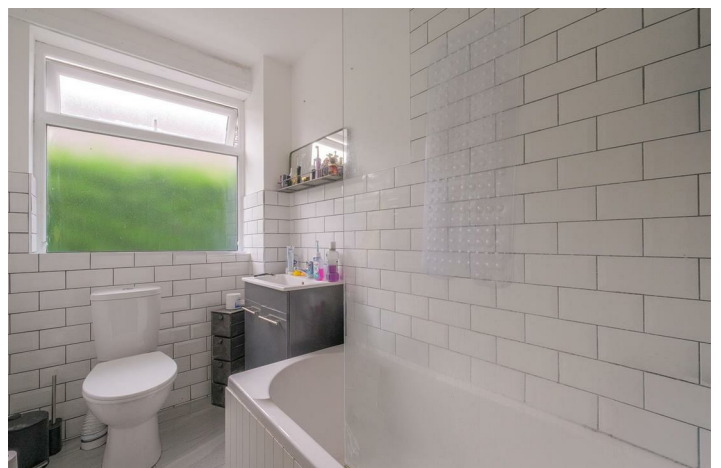
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

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



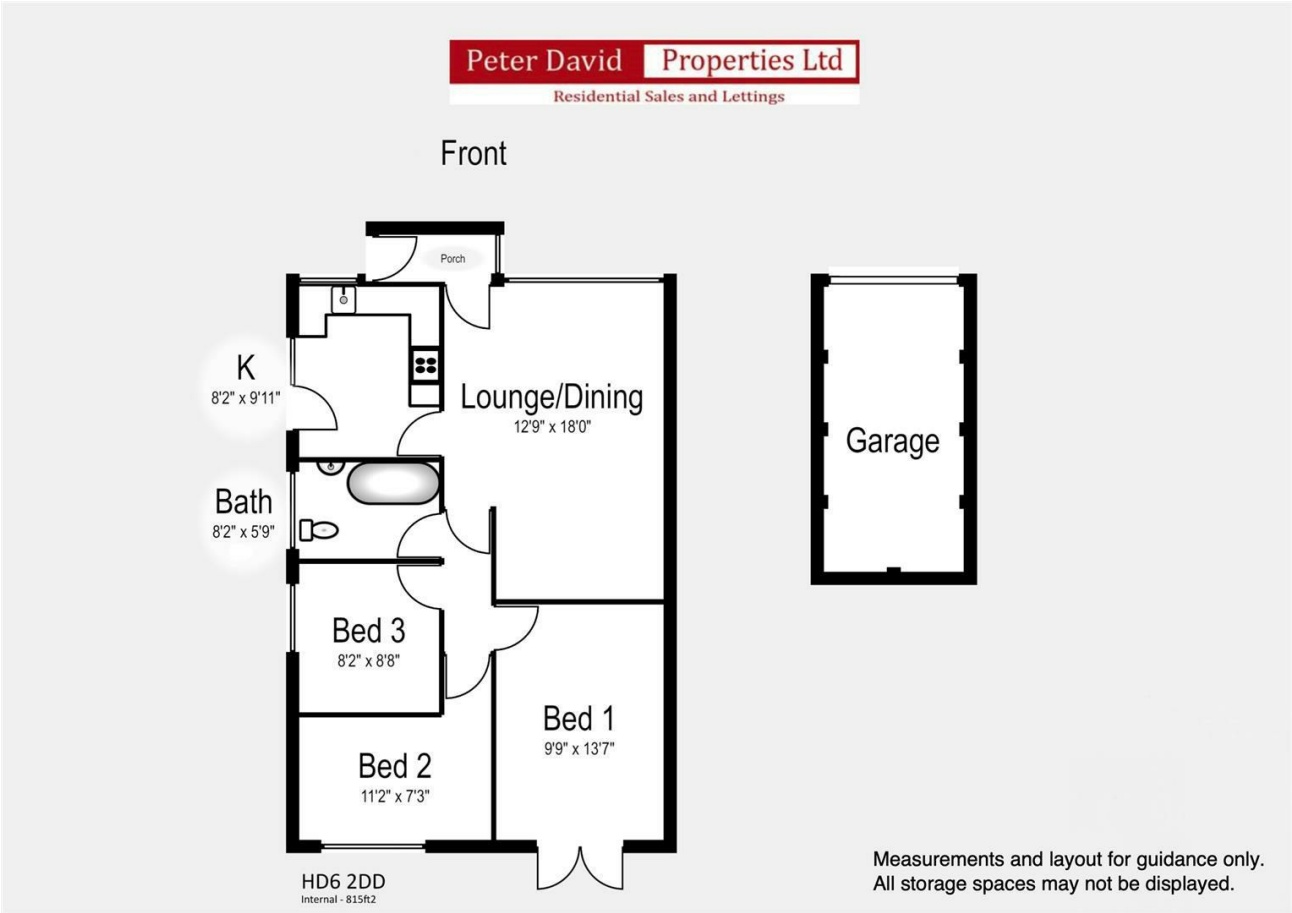
Hybrid Map



Terrain Map



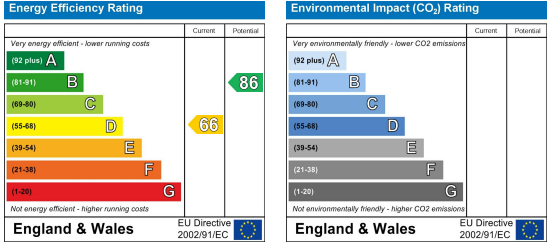
Floor Plan



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.