

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 2 Ridge Lea

Rastrick, Brighouse, HD6 3UY

**Offers Over £335,000**



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Peter David Properties are pleased to present to the open market this THREE BEDROOM DETACHED BUNGALOW located in the HIGHLY SOUGHT AFTER residential area of Rastrick. Being DECEPTIVELY SPACIOUS THROUGHOUT, the property briefly comprises: entrance hallway, living room, kitchen diner, utility room, conservatory, three bedrooms with an en-suite to the master, study and house bathroom. Externally, the property benefits from gardens to both front and rear, a car port providing off road parking for two vehicles along with a large driveway. The property is located on a QUIET CUL-DE-SAC and is within easy reach of Brighouse town centre and all the amenities found within, as well as having good transport links and being close to the M62 motorway network. Internal viewing is essential. \*\* THE PROPERTY IS FITTED WITH SOLAR PANELS WHICH GENERATE ADDITIONAL INCOME OF APPROXIMATELY £2000 PER YEAR \*\* Please contact Peter David Properties to arrange your viewing today!

## Porch

Providing access to the property through a PVCu external door with tiled flooring and a window to the side aspect.

## Entrance Hallway

A spacious entrance hallway providing access to the living accommodation with a double cloak cupboard housing alarm and CCTV and a single cloak cupboard for storage. With loft access.

## Living Room

A spacious living room with neutral decor, the focal point being the inset electric feature fire. With a spotlight ceiling and a central light fitting and a window to the front aspect allowing for plenty of natural light.

## Kitchen Dining

The Nobilia kitchen, which is approximately two years old, is finished to a very high standard and includes under unit and under worktop lighting. Benefitting from light grey high gloss wall and base units with grey glass splash backs and grey granite effect worktops. With a Blanco one and a half composite sink with pull down rinser tap and a Neff induction hob. With an integrated dishwasher and a double Hotpoint oven and microwave. Further benefitting from

space to dine, engineered Oak flooring and a window to the side aspect.

## Utility Room

Leading from the kitchen is this useful utility room which houses the boiler and has space and plumbing for a washing machine and dryer. With a window to the front aspect and an external door to the side aspect.

## Master Bedroom

An impressive master bedroom which benefits from ample storage space in up and over storage cupboards and fitted wardrobes along one wall. With a separate dressing area and an en-suite bathroom. With neutral decor and carpeted flooring, the master bedroom also has sliding patio doors leading to the rear garden.

## En-Suite

The en-suite to the master features a bath with shower attachment, a shower cubicle with multi jets, a WC, a hand basin and a chrome heated towel rail. With grey quarry tiled flooring and marble effect walls. With a window to the rear aspect.

## Bedroom Two

A further double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the side aspect.

## Bathroom

The bathroom features a WC, a hand basin, a chrome heated towel rail and a double electric shower. With a built in dresser unit and two windows to the rear aspect.

## Study/ Bedroom Four

Currently being utilised as a second sitting room/ study, this room could also be used as a fourth bedroom. With neutral decor, a spotlight ceiling and a window to the porch.

## Conservatory

A bright and spacious conservatory with double French doors leading to the side of the property and a single door to the rear garden.

### Workshop/ Garage

Currently being used for storage and a workshop space. With built in storage cupboards.

### Playroom/ Gym

A bright and airy space which could be used for a variety of things such as gym/ bar/ playroom. With spotlight ceiling, wood effect flooring and doors leading to the conservatory.

### External

To the front of the property, there is a large driveway leading to a car port with parking for two cars. There is also lawn gardens to both sides of the driveway with mature trees and shrubbery. The rear of the property benefits from a private, enclosed garden with both decked and patio areas, a greenhouse and a pond. With an array of plants and shrubbery making it a very pleasant and peaceful garden.

### Additional

The property has solar panels installed which generates an income of approximately £2000 per annum.

### Directions

For Satnav please use the postcode HD6 3UY

### Viewings

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

### 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

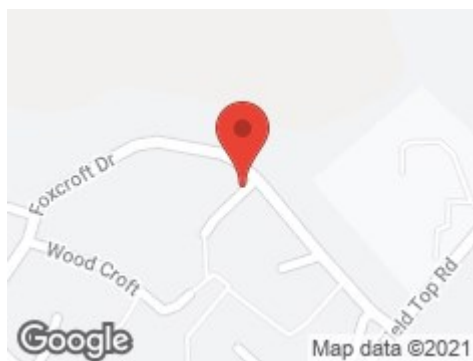
through home visits - if you would like to arrange an appointment contact us today.

### 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



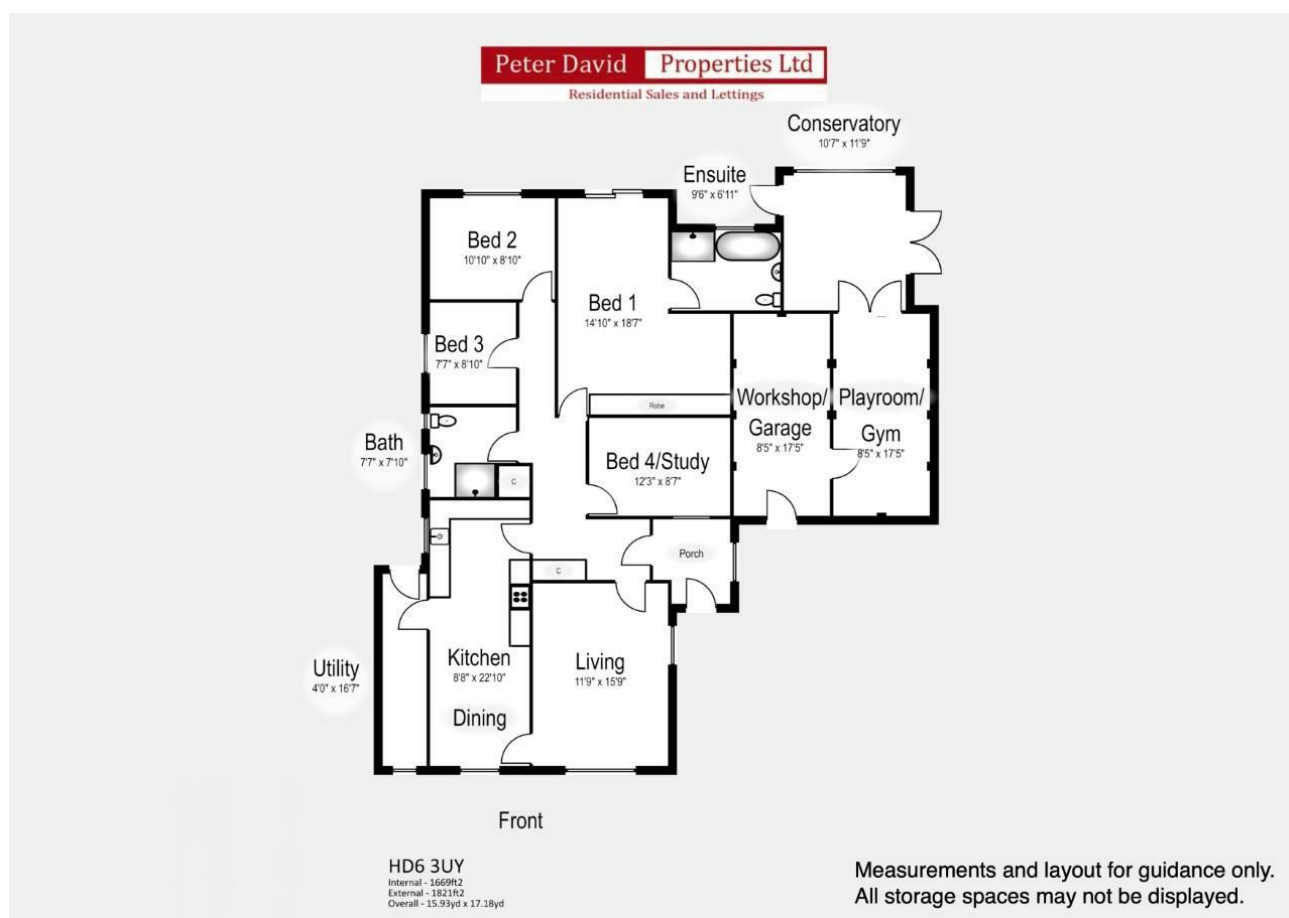
## Hybrid Map



## Terrain Map



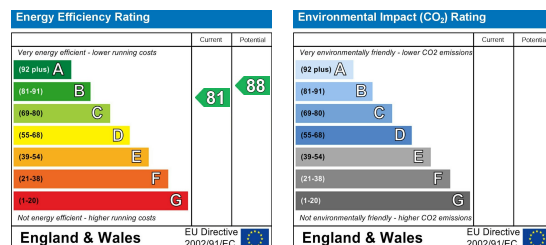
## Floor Plan



## 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.

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