



## 47 Long Ridge

Brighouse, HD6 3RZ

**£300,000**



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## Rastrick, Brighouse, HD6 3RZ

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Nestled in the charming area of Long Ridge, Brighouse, this delightful three-bedroom detached home offers a perfect blend of comfort and convenience. As you enter, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three bedrooms, providing ample space for families or those seeking a home office.

The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is the beautifully landscaped garden at the rear, which serves as a splendid sun trap, perfect for family gatherings or simply enjoying the outdoors. The garden offers a serene escape, with great views overlooking the surrounding landscape, enhancing the overall appeal of the home.

For those with vehicles, the property includes a driveway and a garage, providing convenient parking. Additionally, the location is highly advantageous, being close to local amenities and schools, making it an ideal choice for families.

This charming detached house in Long Ridge is not just a home; it is a lifestyle choice, offering comfort, convenience, and picturesque views. It is a wonderful opportunity for anyone looking to settle in a friendly community with all the necessary facilities at hand.

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.\*\*

#### Entrance Hallway

Leading in from the front of the home providing access to the living room, kitchen diner and leading upstairs to the first floor accommodation.

#### Living Room

Overlooking the front of the home with an elevated position over the road providing fantastic views over the surrounding landscape. A newly installed electric fireplace provides the focal point and a light and neutral colour scheme helps to elevate the space. Patio doors open out onto the conservatory at the rear of the home.

#### Conservatory

Overlooking the rear garden with laminate flooring and access out onto the rear of the home.

#### Kitchen Diner

Overlooking the front and rear of the home with dual aspect windows allowing plenty of natural light, the kitchen benefits from wooden cupboards and a marble effect countertop providing plenty of worksurface and storage space. With a built in oven and hob, sink, dishwasher and fridge, this practical layout also allows plenty of space for a dining table with additional under stairs storage.

#### Bedroom One

A spacious double bedroom with views over the front of the home and landscape beyond. The bedroom has fitted wardrobes proving ample storage space.

#### Bedroom Two

A second double bedroom overlooking the front of the home with fitted wardrobes.

#### Bedroom Three

A single bedroom overlooking the rear of the property.

#### Bathroom

With white tiling, a bath tub and over-bath shower, hand basin and w/c.

#### Garage

Ideal for parking and storage space with plumbing and electrical supply.

## Exterior

The property is set back from Long Ridge behind a front lawn. A driveway extends to the side of the home leading to the detached garage. To the rear, there is a spacious garden with a patio, tiered lawns and a stone pathway leading up to the back of the garden.

## Directions

For Satnav please use the postcode HD6 3RZ

## 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

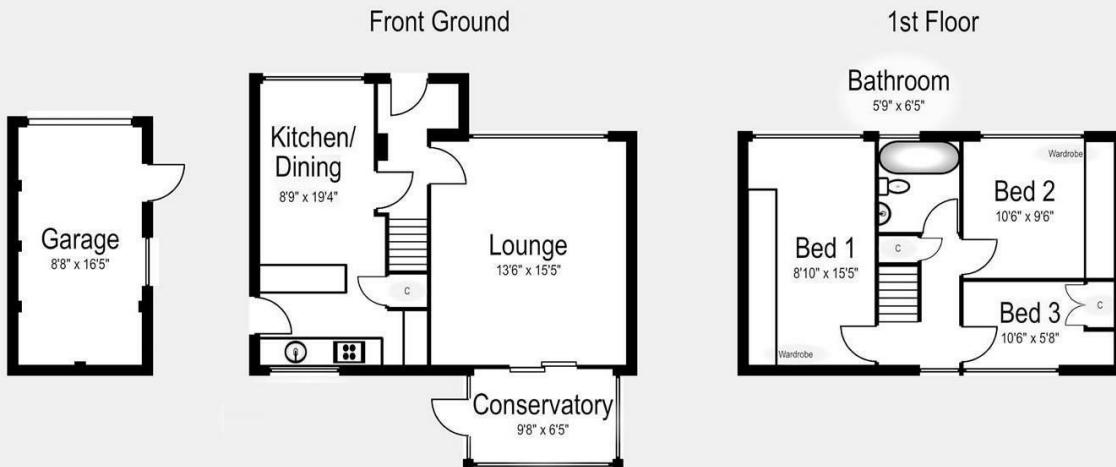


## Terrain Map



## Floor Plan

Peter David Properties



HD6 3RZ

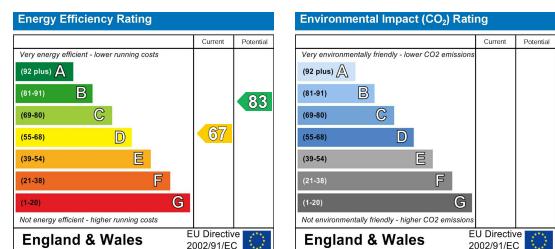
Internal - 1034ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.