

Peter David

Properties Ltd

Residential Sales and Lettings



5 Rydings Avenue

Brighouse, Brighouse, HD6 2AJ

Offers Over £255,000



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Peter David Properties are pleased to present to the open market this two bedroom SEMI DETACHED property, situated on a SOUGHT AFTER cul-de-sac in Brighouse. The property is just a short distance from Brighouse Town Centre and all local amenities within, including the bus and train stations, shops, bars, and restaurants.

Internally, the property briefly comprises: an entrance hallway, a dining kitchen, a living room, two double bedrooms, and a four piece house bathroom. Externally, there are pleasant gardens to both the front and the rear, along with a driveway allowing off road parking for three cars. This is a great opportunity to purchase a well maintained family home. Contact Peter David Properties to arrange a viewing today.

Entrance Hallway

Providing access to the property through a modern composite door to the side aspect.

Kitchen / Diner

A spacious kitchen diner briefly comprising: matching cream wall and base units, metro tiled splashbacks, an inset stainless steel sink and drainer, and wood effect worktops. Further benefitting from a Belling range cooker, and space for all other appliances. There is also a large under stairs storage pantry. With patio doors, a window, and a PVCU door to the rear garden.

Living Room

A good size neutrally decorated living room featuring a gas stove in a brick surround with a wooden mantle piece. Square bay window to the front aspect.

Landing

Providing access to the first floor and access to the loft space.

Bedroom One

A large master bedroom with neutral carpet and décor and a window to the front elevation.

Bedroom Two

A second neutrally decorated double bedroom benefitting from a walk in wardrobe and a window to the rear elevation.

Bathroom

A four piece bathroom suite comprising: a WC, a hand basin, a bath, and a walk in corner shower. Further benefitting from a good size storage cupboard housing the Worcester boiler, and a window to the side elevation.

External

Externally, the property has a well maintained rear garden with a lawn, a patio, and pleasant shrubbery. To the front there is a further well maintained lawn, along with a driveway to the front and side of the property, providing off road parking for three cars.

Directions

For Satnav please use the postcode HD6 2AJ.

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



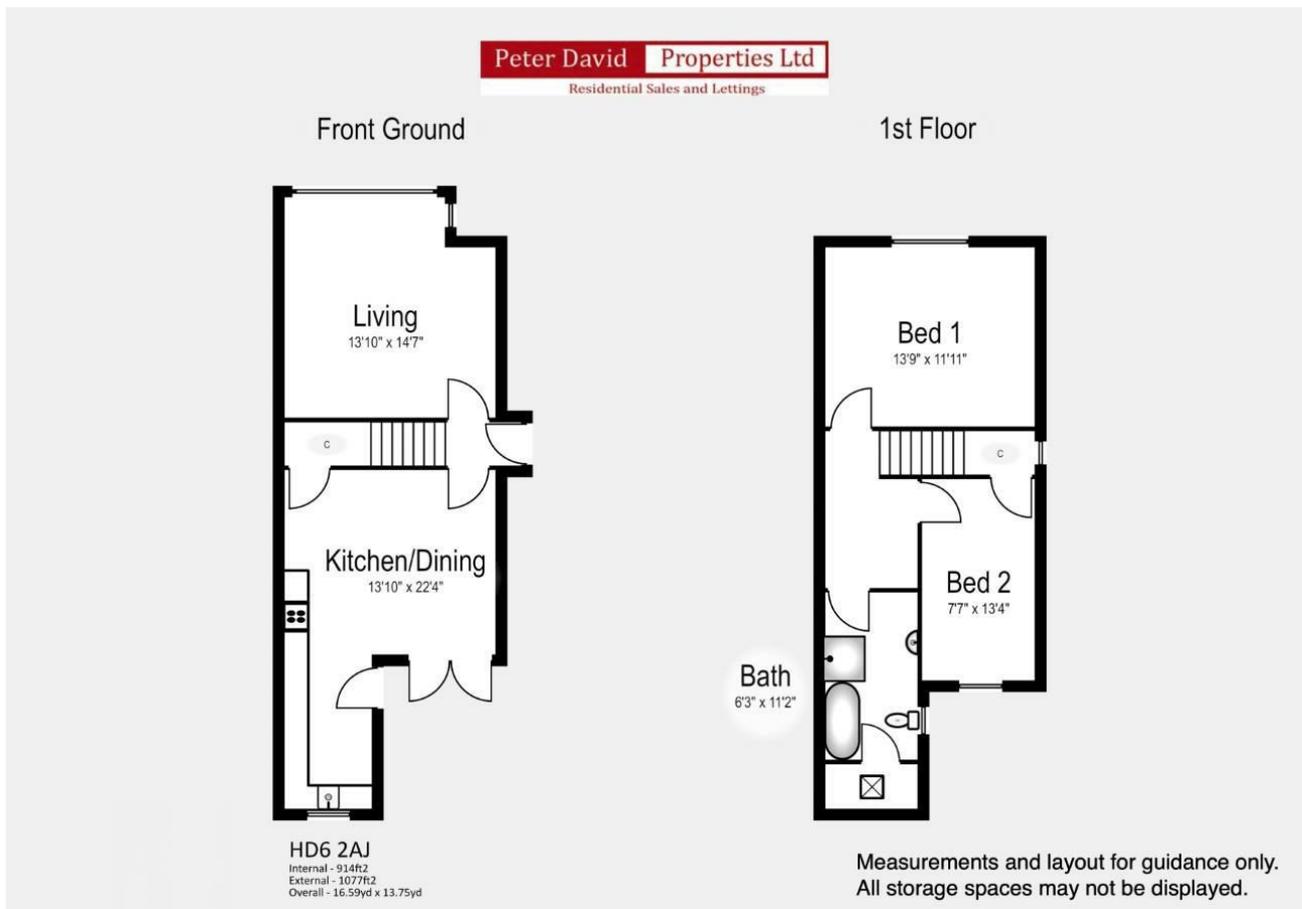
Hybrid Map



Terrain Map



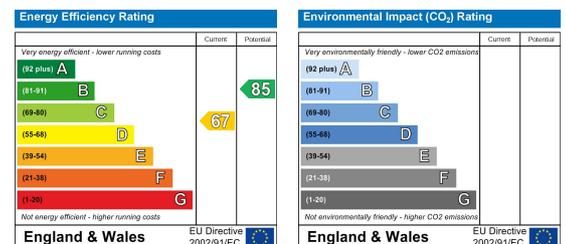
Floor Plan



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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