

Peter David

Properties Ltd

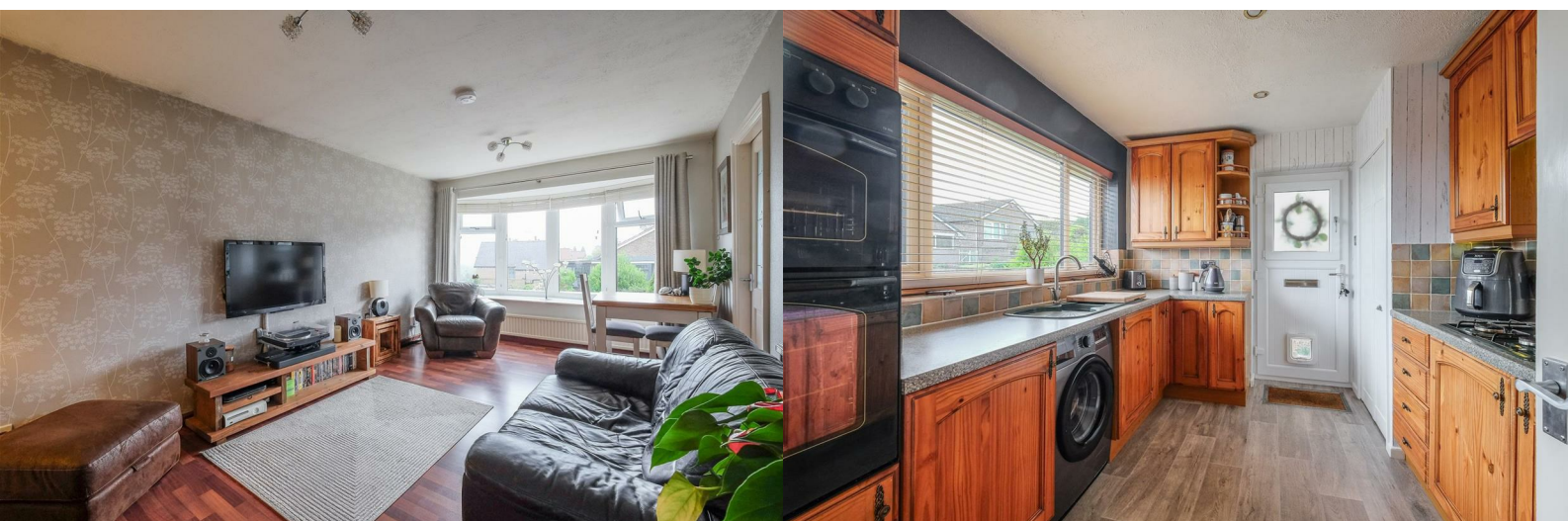
Residential Sales and Lettings



8 Ridgeway Gardens

Brighouse, HD6 2PZ

£260,000



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Hove Edge, Brighouse, HD6 2PZ

£260,000



Nestled in the charming Ridgeway Gardens of Brighouse, this well-presented two to three-bedroom bungalow offers a delightful blend of comfort and practicality. The property boasts beautifully maintained gardens both at the front and rear, providing a serene outdoor space to enjoy the fresh air. A lovely balcony overlooks the surrounding landscape, perfect for relaxing with a morning coffee or enjoying the evening sun.

Inside, the spacious living room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere for family gatherings or quiet evenings in. The layout of the bungalow is thoughtfully designed, making it suitable for a variety of lifestyles, whether you require two bedrooms or wish to utilise the third as a study or guest room.

For those with vehicles or additional storage needs, the property includes a garage, offering convenience and peace of mind. Furthermore, the installation of solar panels not only enhances energy efficiency but also provides an annual income, making this home both environmentally friendly and economically sensible, providing free electricity during daylight hours (keeping energy costs down) and income from quarterly FIT payments for any unused electricity generated. The property is gas centrally heated by the latest Vaillant Eco Tech boiler

Situated in the ideal location of Hove Edge, the property has good transport links to local and wider areas, with easy access to Brighouse, Hipperholme and Halifax. Also, due to the good access onto the M62 motorway, it has fast routes to Leeds, Bradford and Manchester. In addition, the property has easy access to Brighouse train station, providing regional connections and is within close proximity of good local schools, lending itself to families.

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

Living Room

A spacious open plan living / dining room with a bay window overlooking the front aspect of the home and elevated views over the surrounding landscape. The living room has laminate flooring and a light and neutral colour scheme providing a perfect environment in which to relax and entertain.

Kitchen

With wooden base and wall units providing ample storage and work surface space. With views over the front of the home and a built in oven, hob, as well as a sink and drainer, there is also space for a washing machine and fridge freezer.

Bedroom One

A well sized double bedroom overlooking the rear of the home with fully fitted floor to ceiling wardrobes and a light and neutral colour scheme.

Bedroom Two

A second double bedroom to the rear of the home with plenty of storage space and views over the rear garden.

Bedroom Three / Office

A single bedroom currently utilised as a home office space with a window to the side aspect.

Bathroom

With a bathtub, over bath shower, sink and w/c, the bathroom is tastefully tiled throughout.

Attic

The loft is boarded and accessed via a drop down ladder in the hallway.

External

The property is accessed up a small flight of stone steps to the front of the home with a landscaped lawn and garden to the front as well as a balcony area making the most of the views. To the rear is a private garden with a patio and lawn space providing a perfect outdoor environment for sunny days. There is a garage for additional parking and storage space.

Directions

For Satnav please use the postcode HD6 2PZ

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



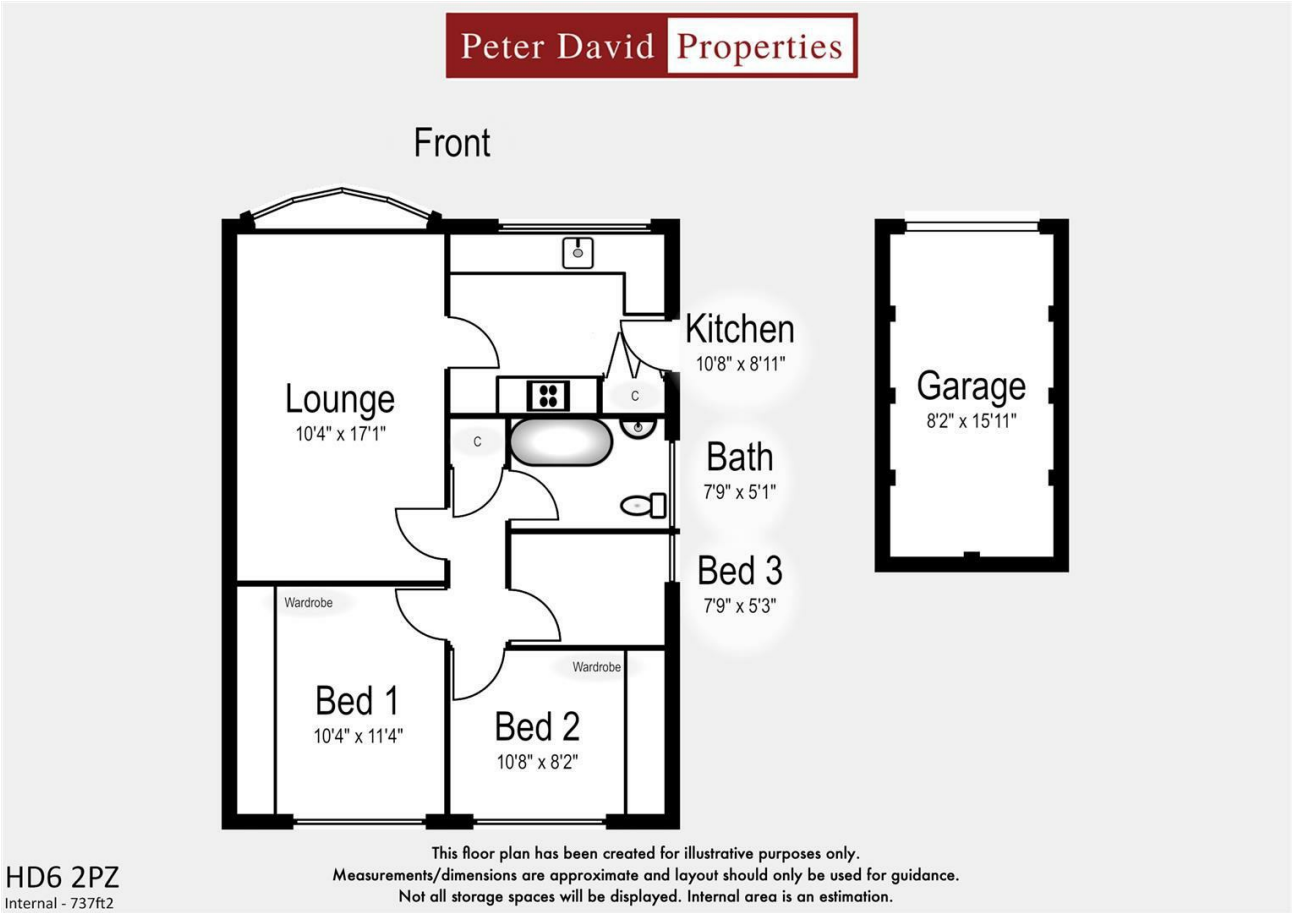
Hybrid Map



Terrain Map



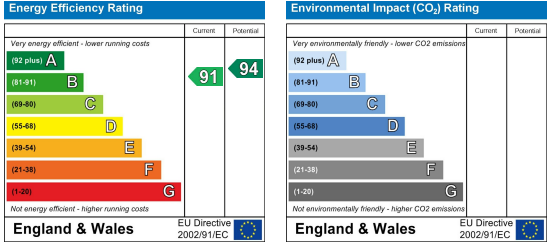
Floor Plan



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.