



## 26 Rydings Drive

Brighouse, HD6 2DA

Offers Around £225,000 Freehold





Offered to the market with the benefit of no upper chain is this charming true bungalow, located on a popular yet quiet cul-de-sac, just a short distance from Brighouse town centre and all its amenities. The accommodation enjoys gas central heating and double glazing throughout, and provides a lounge, kitchen, two bedrooms, a conservatory and a modern wet room together with gardens and a generous driveway with detached garage.

### Location

Ryding's Drive is located just off Halifax Road (A644) which enjoys easy access to the M62 motorway network, and is a main bus route. Located just a short distance from Brighouse town centre and its many local amenities such as doctors surgeries, pharmacies, bus and railway stations, the library, and a variety of shops. Number 26 can be found at the head of the cul-de-sac, as you turn right into Rydings Drive from Rydings Close, and is identified by our WS Residential board.

### Accommodation

Accessed is gained via a door to the side of the property into the hallway with a hatch leading to the part boarded and well insulated loft space. To the front of the property, the good sized kitchen provides a range of wooden base and wall units with tiled splashbacks and contrasting worktops which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. There is space for a freestanding cooker with connection points for both gas and electric ovens available and an extractor hood above, plumbing for a washing machine, space for an under counter fridge, and the Ideal Logic boiler is located to the wall. The generous lounge enjoys a window the front elevation and a gas fire set upon a marble hearth with marble backplate and painted timber surround. The main bedroom is set to the rear of the property with a window overlooking the gardens. The adjacent second bedroom has a door giving access into the conservatory with laminate wood effect flooring and a further door leading out to the garden. The modern wet room enjoys fully tiled walls and benefits from a white suit comprising: WC, wash hand basin and a walk in shower with shower chair.

Externally the property enjoys a pleasant lawned garden to the front with borders of mature plants and shrubs. A tarmacadam driveway provides off road parking and leads to the detached garage with up and over door, power and light, and there is a useful outside tap. An enclosed, low maintenance rear garden is paved with pebbled borders.



Council tax band: C  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A

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