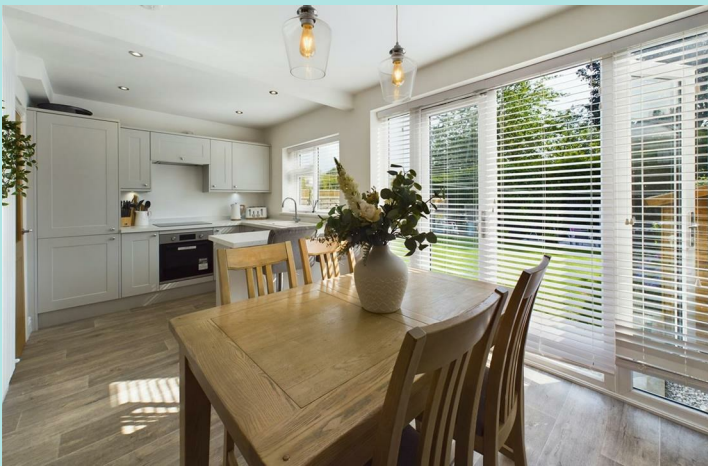




RESIDENTIAL



6 Long Ridge

Brighouse, HD6 3RZ

Offers Around £325,000 Freehold





We are delighted to bring to market this brick built detached family home located in arguably one of the most desirable areas of Brighouse. This well presented property has been refurbished to a high standard including Oak internal doors, an electrical re-wire in 2022 and a new boiler in 2022. Boasting ready to move into accommodation which includes gas central heating throughout, a modern open plan dining kitchen, lounge with wood burning stove, three bedrooms and a family bathroom, together with an enclosed rear garden, garage with WC/utility area and off road parking. The property further benefits from granted planning permission to extend and full details can be viewed via the Calderdale planning portal, ref: 22/00934/HSE

Location

Long Ridge is a quiet residential street just off Lyndhurst Avenue, set back from Huddersfield Road, with easy access to Brighouse Town Centre including all its amenities and railway station. This highly sought-after location is within the catchment area for Woodhouse Primary, Carr Green, Rastrick High and other highly regarded schools.

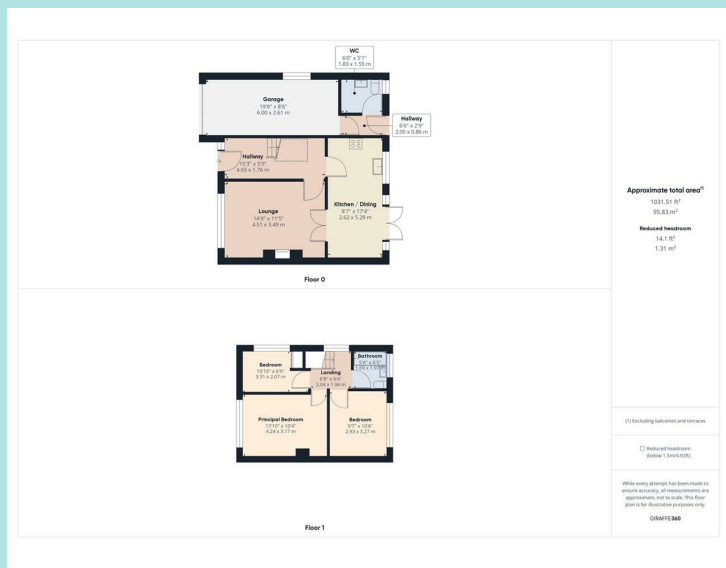
Accommodation

A composite door opens into the welcoming entrance hallway featuring an open staircase with an Oak and glass balustrade. The good sized family lounge features a large window to the front elevation allowing ample natural light, a Parkray log burning cast-iron stove set upon a stone hearth with feature oak beam above, and newly laid carpet. Glass and Oak double doors lead through to the hub of this family home, and modern and spacious dining kitchen. The Howden's kitchen enjoys an excellent range of base, wall and drawer units with complementary worktops which incorporate a sink with drainer and mixer tap, a four ring induction hob with extractor hood above and breakfast bar. Integrated appliances include an electric oven, fridge freezer, and dishwasher. French doors overlook and lead out to the rear garden.

Continuing up to the first floor accommodation where a light and spacious landing enjoys a window to the side elevation, and loft access hatch with drop-down ladder. Set to the front of the property, the principal bedroom is a good sized double. The adjacent bedroom is a generous single with a window to the side elevation and fitted cupboard over the bulkhead. A second double bedroom is set to the rear of the property with a window overlooking the gardens. Enjoying a modern white suite, the house bathroom comprises: WC, wash hand basin set within a vanity unit, and L-shaped bath with rainfall shower over and glass shower screen. With tiled floor, part tiled walls and a heated towel rail.

Externally, to the front of the property a pebble driveway provides off-road parking for three cars, and leads to the attached garage which benefits from an up and over door. At the rear of the garage, accessed via a door from the back garden there is a utility area / WC with a wash hand basin, WC and plumbing for a washing machine. The enclosed rear gardens are landscaped and feature a lovely paved patio, a generous lawn and a lower tier to the far end with pebbled and wood chipped seating and play areas. Finished off with borders of railway sleepers and mature plants and shrubs. There is also a useful outside tap.

In addition, the property benefits from granted planning permission to extend which would create a larger third bedroom with en suite, and add an additional fourth bedroom. Full details can be viewed via the Calderdale planning portal using reference: 22/00934/HSE.



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

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