



3 Long Ridge

Brighouse, HD6 3RZ

Asking Price £295,000 Leasehold





Occupying a generous plot in the highly sought-after location of Woodhouse, 3 Long Ridge is a three-bedroom detached house benefitting from a driveway, garage and good-sized south-facing garden. The property offers the opportunity to renovate and extend (subject to obtaining the relevant planning consents) to make a wonderful family home.

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

Access is gained into the entrance hallway, benefiting from a fully tiled cloakroom with w/c, wash-hand basin and built-in storage. An open staircase rises to the first floor.

The first door on your left takes you through to the spacious lounge which has a large window to the front elevation allowing for natural light to flood through. A gas fire sits to the focal point with Adam-style surround.

Double doors from the lounge lead through to the dining room with an archway then leading through to the conservatory, again flooding the space with natural light while enjoying an outlook and giving access to the rear garden through French doors.

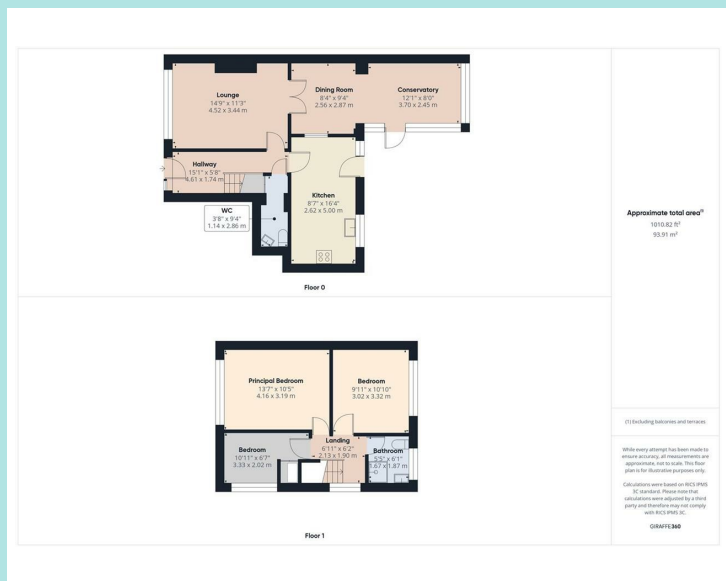
Completing the ground floor accommodation, the spacious breakfast kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a Neff oven and grill, and a four-ring gas hob with extractor hood above.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The master bedroom benefits from built-in wardrobes and all three bedrooms enjoy a pleasant outlook. The fully tiled house bathroom boasts a three-piece suite comprising a w/c, wash-hand basin and walk-in shower with rainfall shower attachment.

Externally, a block-paved driveway provides off-street parking for four cars, adjacent to a well-manicured lawn and leading to a single garage with power, lighting and up-and-over door. A gated pathway to the side leads round to an enclosed and flagged terrace, in-turn leading to the generous south-facing garden, complete with lawn, bordered by mature planting and shrubbery.

Lease Details

The property is Leasehold, on a 999 year term from 29 September 1969 with approximately 943 years remaining. We are advised that an annual Ground Rent of £25 is payable and there is no Service Charge.



Council tax band: D
EPC rating: TBC
Ground rent: £25 per annum.
Service charge: N/A

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