

Peter David

Properties Ltd

Residential Sales and Lettings



## 7 Ridgeway Gardens

Brighouse, HD6 2PZ

£240,000



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**£240,000**



Offered in the popular area of Hove Edge is this three bedroom detached bungalow, which is well-presented and modern throughout. The property, which is situated in a prime cul-de-sac position is convenient for both Brighouse and Halifax and is just minutes from St Chad's CofE Primary School, Brighouse High School, Hove Edge Bowling Club and the Dusty Miller pub. It is also within walking distance of Crow Nest Golf Club and Woodbottom and Sutcliffe Wood Valley. Internally comprising: an entrance, a kitchen, a living dining room, three bedrooms and a bathroom. There are pleasant gardens to the front and back, with privacy to the rear and lovely views from the front. Additionally, the property benefits from a single garage. Internal viewings are recommended to appreciate what this property has to offer.

## **Kitchen**

This modern kitchen with white high gloss wall and base units comprises; double electric oven, induction hob, and spaces for a fridge/freezer, washing machine and tumble dryer. There is a window overlooking the front garden and external door to the side.

## **Living Room/Diner**

This spacious room with bay window overlooking the front garden holds plenty of room for a range of living room furniture and dining suite. There is a gas supply where the gas fire used to be.

## **Bedroom One**

This spacious double bedroom with space for a range of free standing furniture. There is a window facing out to the rear of the property.

## **Bedroom Two**

This room, currently used as a home office, has space for a double bed and free standing furniture. There are patio doors to the rear of the property.

## **Bedroom Three**

This single bedroom with window to the side of the property.

## **House Bathroom**

This tiled bathroom comprises; WC, bath with shower above and wash hand basin. There is also an obscured window to the side of the property.

## **Exterior**

To the front of the property is the lawned garden. To the rear of the property is a paved area and lawned garden. There is a separate garage with up and over door.

## **Directions**

For Satnav please use the postcode HD6 2PZ

## **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.

## **Viewings**

Viewings are strictly by appointment only. Please contact Peter David Properties.

## **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



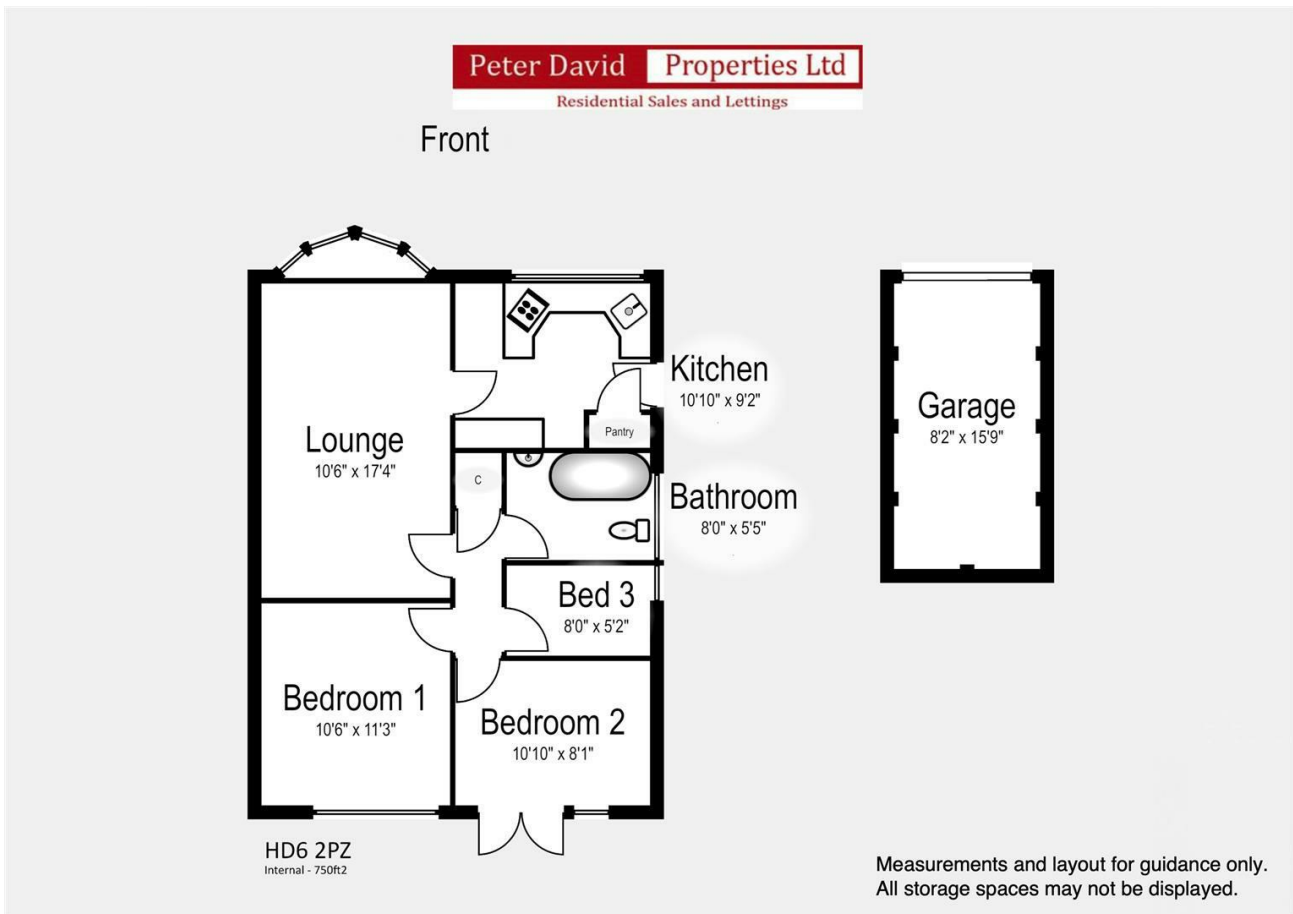
## Hybrid Map



## Terrain Map



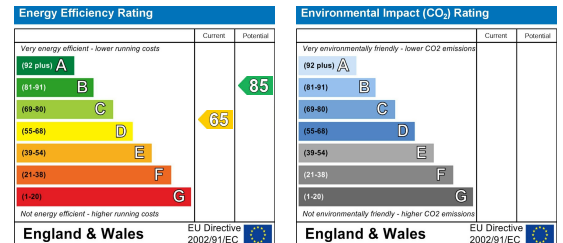
## Floor Plan



## 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



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