

Peter David

Properties Ltd

Residential Sales and Lettings



34 Long Ridge

Brighouse, HD6 3RZ

O.I.R.O £260,000



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Offered for sale in a DESIRABLE LOCATION is this well-proportioned two bedroom BUNGALOW, offered for sale in good condition throughout. The property is situated on a quiet residential street but is easily accessible from Brighouse town centre and is close to local bus routes. Internally comprising: a spacious living room, a kitchen, a modern shower room and two bedrooms. The property benefits from a GARAGE, a driveway providing off-road parking and gardens to the front and rear. There is a decked area to the rear of the property which offers PLEASANT and FAR-REACHING VIEWS, perfect for a summer afternoon. This is a RARE OPPORTUNITY to purchase a MODERN and SPACIOUS BUNGALOW in a sought after location - book your viewing early to avoid disappointment!

Entrance Hallway

An entrance hallway leading into the living room.

Living Room

An open plan living room / dining space with wall mounted lighting, grey carpet and light neutral decor. A feature fireplace provides the focal point with windows overlooking the front and side of the property.

Kitchen

With wooden base and wall units, ceiling spotlights, plenty of worksurface space and access out onto the side of the property. There is a sink, oven and hob as well as a built in fridge freezer.

Bedroom One

A double bedroom overlooking the rear of the property with built in wardrobe space and patio doors leading outside.

Bedroom Two

A bedroom to the rear of the property with a light and neutral colour scheme in keeping with the rest of the home.

Shower Room

A walk-in shower room which has been tastefully tiled with a hand basin, w/c and storage cupboard.

Garage

Ideal for parking and storage space.

External

To the front of the home is a lawn and driveway which is kept private behind mature trees. The rear has a patio area, a lawn and decking to the rear with views over the surrounding landscape.

Directions

For Satnav please use the postcode HD63RZ

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



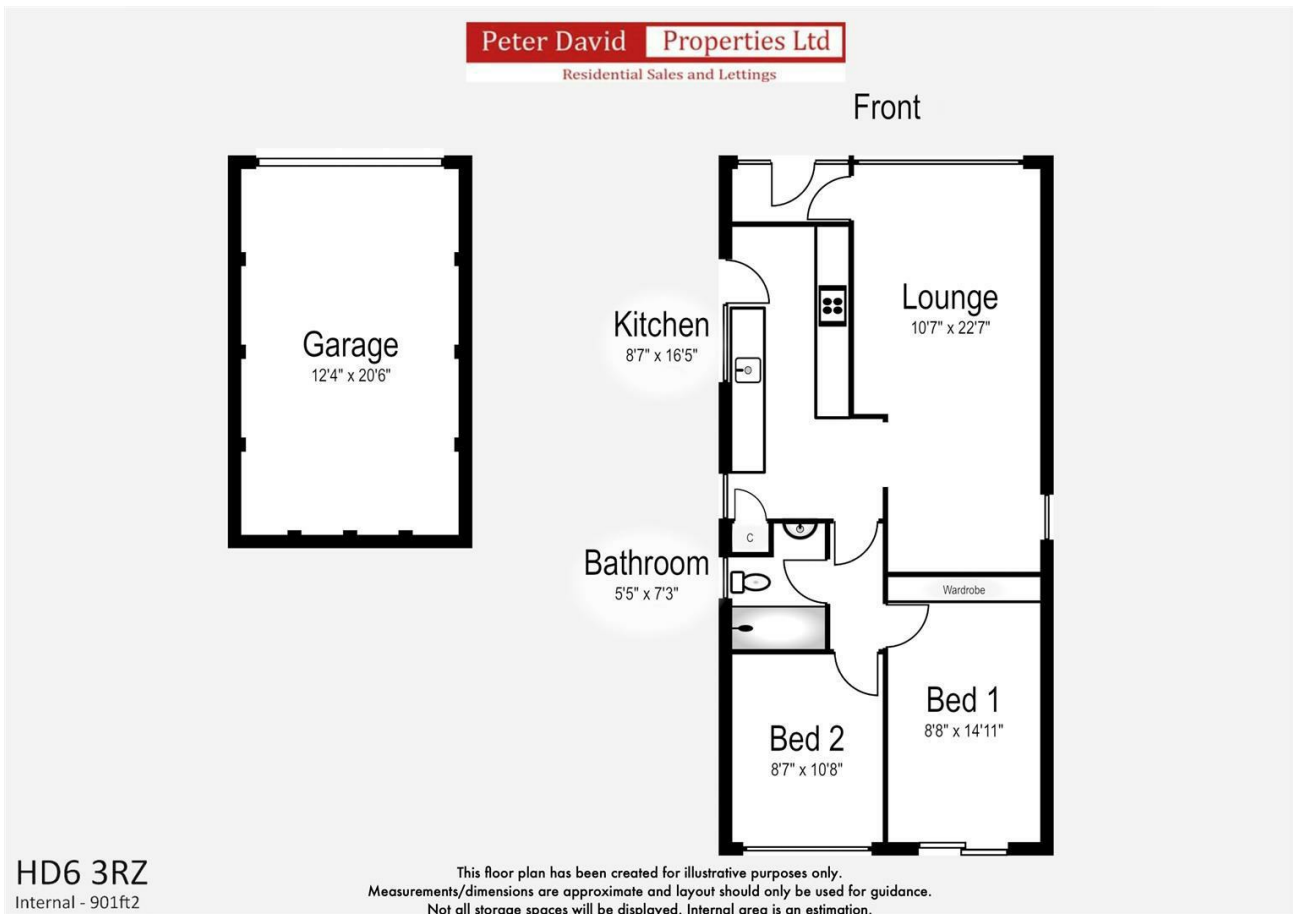
Hybrid Map



Terrain Map



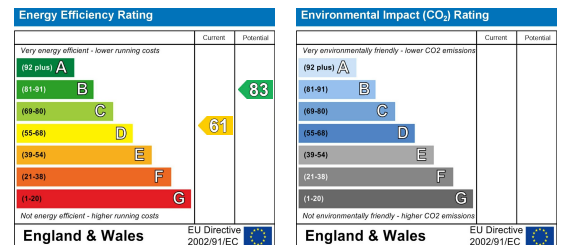
Floor Plan



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.