

Peter David

Properties Ltd

Residential Sales and Lettings



## 8 Rydings Ave

Brighouse, HD62AJ

£315,000



# 8 Rydings Ave

Lane Head, Brighouse, HD62AJ

**£315,000**



\*\*\* No Onward Chain\*\*\*

Nestled in the desirable Rydings Avenue, this extended semi-detached home presents an excellent opportunity for families seeking a spacious and comfortable living environment. Boasting three generously sized double bedrooms, including a master suite with an ensuite bathroom, this property is designed to accommodate modern family life with ease.

The heart of the home is undoubtedly the open-plan kitchen diner, which has been thoughtfully extended to create a bright and airy space perfect for both entertaining and everyday family meals. The bi-folding doors seamlessly connect the indoor living area to the garden, allowing for a delightful flow between the two spaces, ideal for summer gatherings or simply enjoying the outdoors.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property also features a welcoming reception room, providing a cosy area for relaxation or family gatherings.

Situated on a quiet cul-de-sac, this home benefits from off-road parking for one vehicle, along with a driveway and garage, ensuring convenience for residents and guests alike. The location is particularly advantageous, being within easy reach of local schools and amenities, making it a perfect choice for families.

In summary, this semi-detached house on Rydings Avenue is an ideal family home, offering ample living space, a lovely garden, and a prime location. It is a property that truly deserves your attention.

## Entrance Hallway

The entrance hallway leads in from the side of the home providing access to the living room and open kitchen area.

## Living Room

Overlooking the front of the home with a large bay window, light colour scheme with a blue feature wall and a wall mounted radiator.

## Open Plan Kitchen Diner

A well presented extended open living space with bi-folding doors opening onto the rear garden. The kitchen area has grey units with a central island providing plenty of worksurface and storage space. The kitchen features a built in washing machine, oven, hob, sink and fridge freezer. Underunit lighting and tiled flooring tastfully compliment the look of this space.

## Bedroom One

A double bedroom overlooking the rear garden with access to the en-suite

## En-Suite

With a shower, hand basin and w/c.

## Bedroom Two

A double bedroom overlooking the front of the home.

## Bedroom Three

A double bedroom overlooking the side aspect of the property.

## Bathroom

With a large feature bath tub, hand basin and w/c as well as storage space.

## External

The property is set back behind a front garden and driveway. There is a garage to the side of the home and a private rear garden with a lawn and patio which has a south-westerly aspect.

## Directions

For Satnav please use the postcode HD6 2AJ

## 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.

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