

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Bryden Close

Brighouse, HD6 2HQ

Offers Over £285,000



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Hove Edge, Brighthouse, HD6 2HQ

**Offers Over £285,000**



Nestled in the tranquil cul-de-sac of Bryden Close, Brighthouse, this spacious four-bedroom townhouse presents an ideal opportunity for growing families seeking a well-presented home. Spanning three floors, the property boasts a thoughtfully designed layout that includes a welcoming reception room on the first floor, perfect for relaxation and entertaining. The open-plan kitchen diner is a highlight, providing a modern space for family meals and gatherings.

The townhouse features two well-appointed bathrooms, ensuring convenience for all family members. Outside, the landscaped garden is a delightful retreat, complete with a raised decked area and a balcony, perfect for enjoying sunny afternoons or hosting barbecues. Additionally, the property benefits from a garage and a driveway, offering parking for two vehicles and large boarded attic space.

Situated in a great location, this home is surrounded by good schools, local shops, and essential amenities, all within easy reach. The excellent transport links further enhance the appeal, making commuting a breeze. This property is not just a house; it is a wonderful family home that combines comfort, style, and practicality in a peaceful setting. Don't miss the chance to make this charming townhouse your own.

## Entrance Hallway

A spacious entrance hall leading in from the front of the home providing access to the w/c, garage and into the kitchen diner. With a light and neutral colour scheme providing a welcoming environment.

## W/C

With a w/c and hand basin and a heated towel rail.

## Garage

With internal access from the hallway and an up and over door leading out onto the driveway, the garage provides ideal parking and wall cupboards making an ideal storage space.

## Kitchen Diner

An open kitchen diner overlooking the rear garden with

wooden base and wall units providing ample workspace and storage space. With a built in oven, hob and extractor, as well as an integrated fridge freezer, there is also space for a washing machine and dishwasher. The dining area overlooks the raised patio through French doors.

## Living Room

A first floor living room overlooking the rear garden with French doors opening out onto the balcony. With a feature gas fireplace, brown carpet, a tastefully decorated feature wall and neutral decor, the living room provides a perfect space in which to relax and entertain.

## Landing

large boarded loft space accessible via a drop down ladder from the landing.

## Balcony

Overlooking the rear garden with decked boards and space for a bistro table and chairs.

## Bedroom One

A double bedroom on the first floor overlooking the front aspect with beige carpet and feature wall paper.

## En-Suite

With a shower, w/c, handbasin and a heated towel rail, the spacious en-suite is a lovely addition to the home.

## Bedroom Two

A double bedroom on the second floor overlooking the front of the home.

## Bedroom Three

Another double bedroom on the second floor overlooking the rear of the home.

## Bedroom Four

A large single / small double room to the rear located on the second floor.

## Bathroom

With a bathtub, over bath shower, w/c and hand basin, the family bathroom is tastefully tiled and has a heated towel rail.

## External

With off road parking on the driveway at the front of the home and a private garden to the rear with a raised decked terrace and steps leading down to the lawn, the garden provides a wonderful outdoor retreat, ideal for families.

## Directions

For Satnav please use the postcode HD6 2HQ

## 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



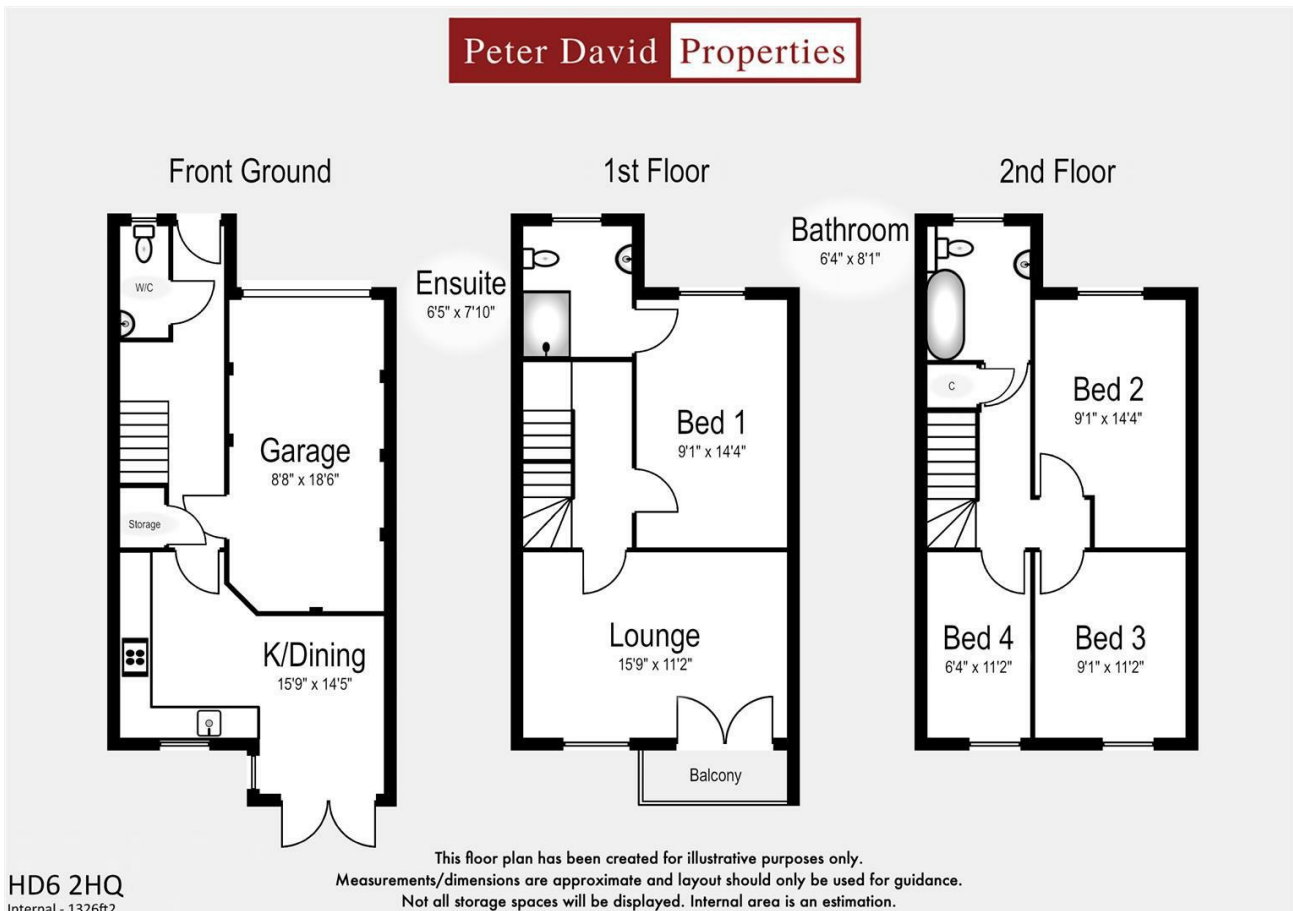
## Hybrid Map



## Terrain Map



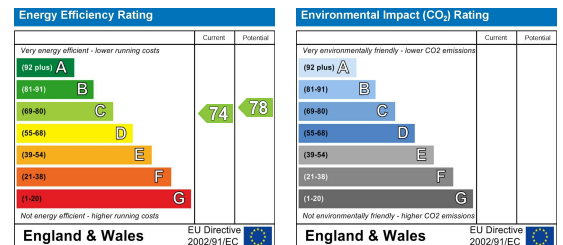
## Floor Plan



## 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



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