Peter David Properties Ltd

Residential Sales and Lettings



3 Ridge Lea

Brighouse, HD6 3UY

£349,950

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Nestled in the tranquil cul-de-sac location of Ridge Lea, Brighouse, this splendid detached house offers a perfect blend of space and comfort. Boasting four generously sized double bedrooms, this property is ideal for families seeking room to grow or those who enjoy entertaining guests.

The home features three inviting reception rooms, including a delightful orangery that provides a picturesque view of the rear garden, creating a serene space to relax or host gatherings. The well-presented interiors are complemented by ample natural light, enhancing the welcoming atmosphere throughout.

For added convenience, the property includes a driveway and a garage, ensuring that parking is never a concern. With no onward chain, this home is ready for you to move in and make it your own without delay.

This charming residence in Ridge Lea is not just a house; it is a place where memories can be made. Do not miss the opportunity to view this exceptional property.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway
Leading in from the front of the home with an entrance porch leading into the hallway. Understairs storage adds practicality and there is plenty of space for coats and shoes.

Living Room
Overlooking the front of the home with light grey carpets and a warm, neutral colour scheme. A gas fire place provides the focal point with a stone surround.

Dining Room
Overlooking the orangery, the dining room has light beige carpet and a warm, neutral colour palette.

Kitchen
The kitchen overlooks the rear aspect with cream base and wall units. A built in oven and hob, as well as stainless steel sink and drainer are perfectly integrated. With plenty of storage space and a built in dishwasher and fridge, the kitchen provides a lovely space to cook.

Orangery
Overlooking the rear garden, the orangery has a velux window and French doors leading out onto the garden. With tiled flooring and ceiling spotlights, this room makes the most of the south facing aspect.

W/C
A downstairs w/c with hand basin accessed from the hallway.

Bedroom One
A double bedroom to the front aspect with built in wardrobes, white walls and a green carpet.

Bedroom Two
A double bedroom to the front aspect with built in wardrobes and a light blue colour scheme.

Bedroom Three
A third double bedroom with a view over the rear garden and space for bedroom furniture.

Bedroom Four
A furth double bedroom overlooking the rear aspect with a light and neutral colour scheme.

Garage
Ideal for additional storage and parking space accessed from an up and over door on the drive. The garage also offers further potential to convert into additional living space subject to building regulations.

External
The property is set back from the road behind a driveway and gravelled garden with mature border plants. At the rear is a south east facing garden with two patio areas and a lawn.

Directions
For Satnav please use the postcode HD6 3UY

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

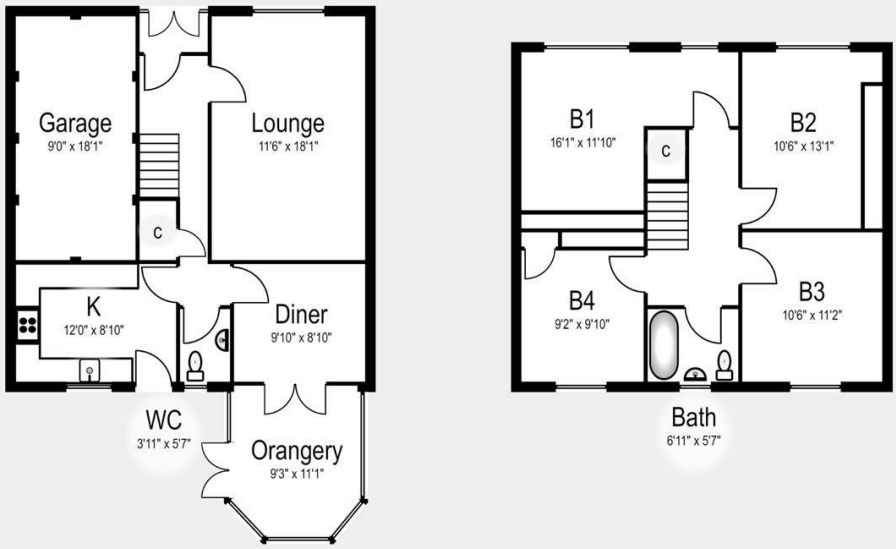


Terrain Map



Floor Plan

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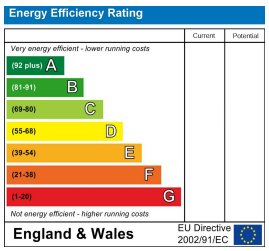
HD6 3UY
Internal - 1435ft2

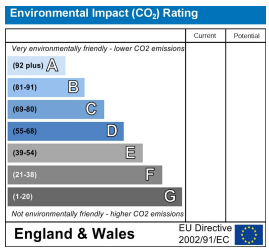
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.