



## 19 Rydings Drive

Brighouse, HD6 2DA

**£249,000**



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Lane Head, Brighouse, HD6 2DA

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Located in the desirable area of Rydings Drive, Brighouse, this charming three-bedroom bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed home. The property is thoughtfully designed with a spacious layout, featuring a welcoming reception room that is bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining.

The interior boasts a modern kitchen, equipped with contemporary fittings that cater to all your culinary needs. The shower room is equally modern, ensuring convenience and style. The decor throughout the bungalow is light and neutral, providing a blank canvas for you to personalise and make your own.

Outside, the property is complemented by well-maintained gardens to both the front and rear, offering a delightful space for outdoor enjoyment. The driveway provides ample parking for two vehicles, and the inclusion of a garage adds further convenience for storage or additional parking.

This bungalow is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to view this lovely home that combines comfort, style, and practicality in one delightful package.

## Entrance Porch

Leading in from the front of the home, the entrance porch provides space for coats and shoes and leads into the living room.

## Living Room

A spacious living room overlooking the front of the home with beige carpet and light, neutral décor. A feature electric fireplace provides the focal point and there is a large wall mounted radiator.

## Kitchen

A modern kitchen overlooking the front and side of the home with cream cabinets and wooden worktops. There is a stainless steel sink and drainer, a cooker and hob with an extractor fan, space for a washing machine and room for a fridge freezer.

## Bedroom One

A double bedroom overlooking the rear garden continuing the light and neutral colour scheme.

## Bedroom Two

A small double bedroom overlooking the side aspect of the home.

## Bedroom Three

A well sized single bedroom to the rear of the home overlooking the garden.

## Bathroom

A new shower room which is tastefully tiled throughout, featuring a walk in shower, w/c, hand basin with storage and a heated towel rail.

## Garage

To the rear of the home, the garage provides parking and storage space with an up and over door.

## External

The property is set back from the road behind a lawned front garden with mature border plants.

There is a driveway that extends to the side of the home leading up to the garage. At the rear is a lawned garden providing a tranquil outdoor space in which to relax on sunny days.

### Directions

For Satnav please use the postcode HD6 2DA

### 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



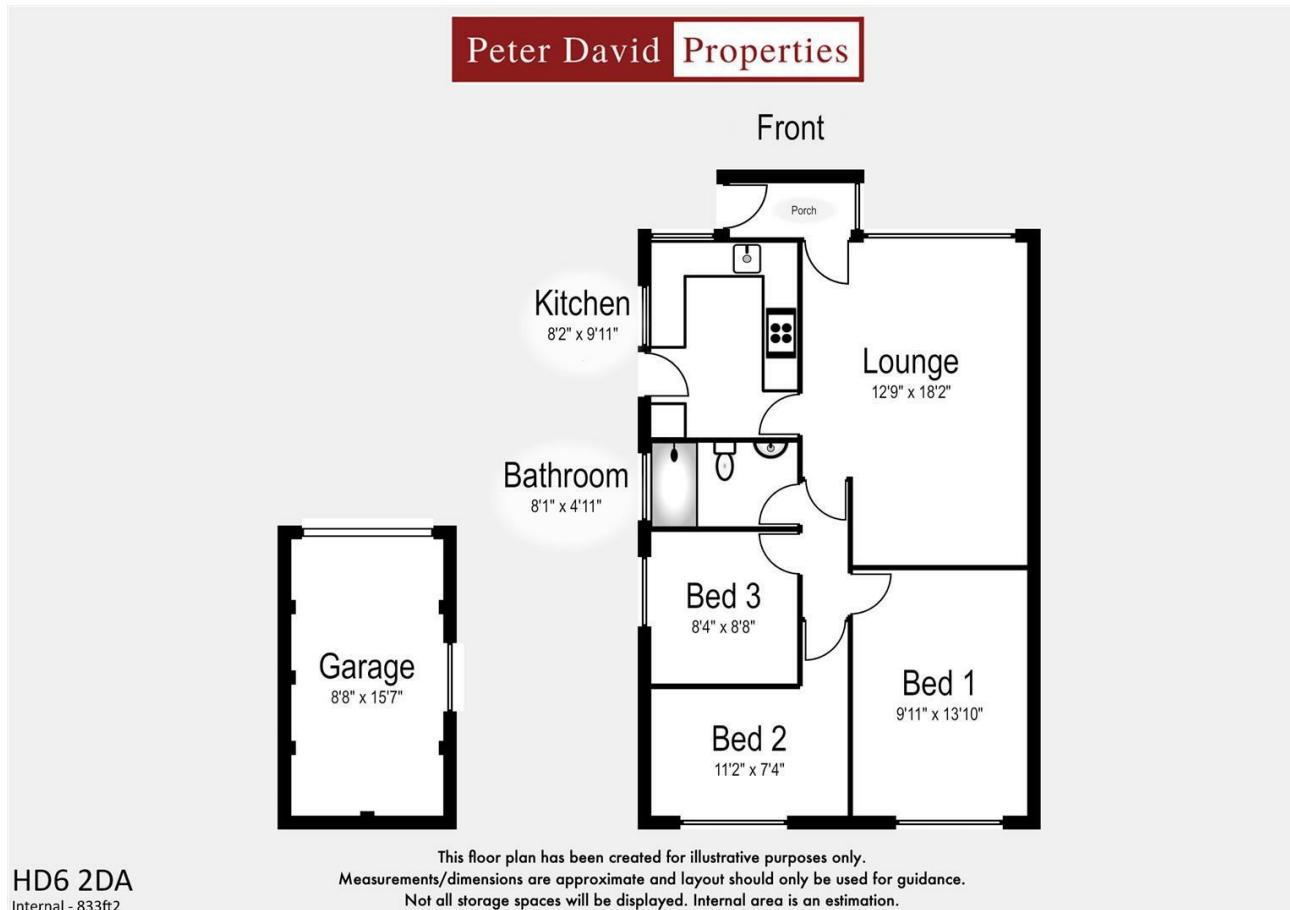
## Hybrid Map



## Terrain Map



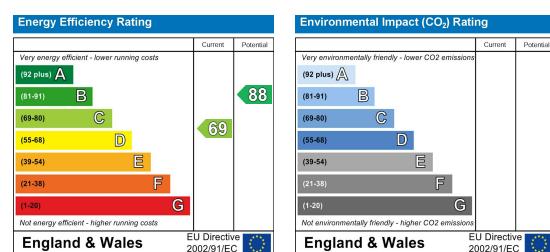
## Floor Plan



## 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.