



2 Rydings Drive

Brighouse, Brighouse, HD6 2DA

£254,000



2 Rydings Drive

Brighouse, Brighouse, HD6 2DA

£254,000



Nestled in the charming area of Rydings Drive, Brighouse, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

Designed with accessibility in mind, this bungalow features wheelchair-friendly access, complete with an external ramp, wide internal doorways, and level flooring throughout, ensuring ease of movement for all. The two well-appointed bedrooms provide a serene retreat, while the two bathrooms offer modern amenities for your convenience.

The exterior of the property is equally appealing, with a low-maintenance garden that allows you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the bungalow includes a garage and a driveway, providing ample parking space for you and your visitors.

Situated within walking distance of Brighouse town centre, you will find yourself close to a variety of shops, cafes, and local amenities, making this location both practical and desirable. This bungalow is an excellent opportunity for those seeking a comfortable and accessible home in a vibrant community. Don't miss the chance to make this lovely property your own.

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

Entrance Porch

Entering from the front of the property, the entrance porch leads into the living room.

Living Room

A spacious open living and dining space, the living room overlooks the front of the home with a large bay window

and a light and neutral colour scheme. A feature fireplace provides the focal point and double doors open into the conservatory.

Conservatory

The south facing conservatory provides a second reception area and overlooks the garden. With external doors leading outside and accessed via a shallow ramp. There is laminate flooring throughout.

Kitchen

The kitchen has external access to the side of the home leading out to the driveway. There is ample worksurface and storage space with cream cupboards. Amenities include a gas hob with extractor fan and oven, sink and there is also space for a washing machine.

Bedroom One

A double bedroom overlooking the garden with a light and neutral colour scheme. There is access to the en-suite and additional storage space adjacent.

En-Suite

A walk in wet room en-suite with a shower and curtain, w/c and sink. The wet room has white tiling throughout and provides an easy-access shower space.

Storage

There is additional storage space next to the en-suite which could be used as a walk in wardrobe. There is a stained glass window allowing natural light into the room.

Bedroom Two

A double bedroom overlooking the side of the property which currently has a single bed, as well as wardrobes and bedroom furniture.

Bathroom

A part-tiled bathroom suite with a bath tub, sink and w/c.

Garage

The garage provides useful parking and storage space and is accessed at the end of the driveway.

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



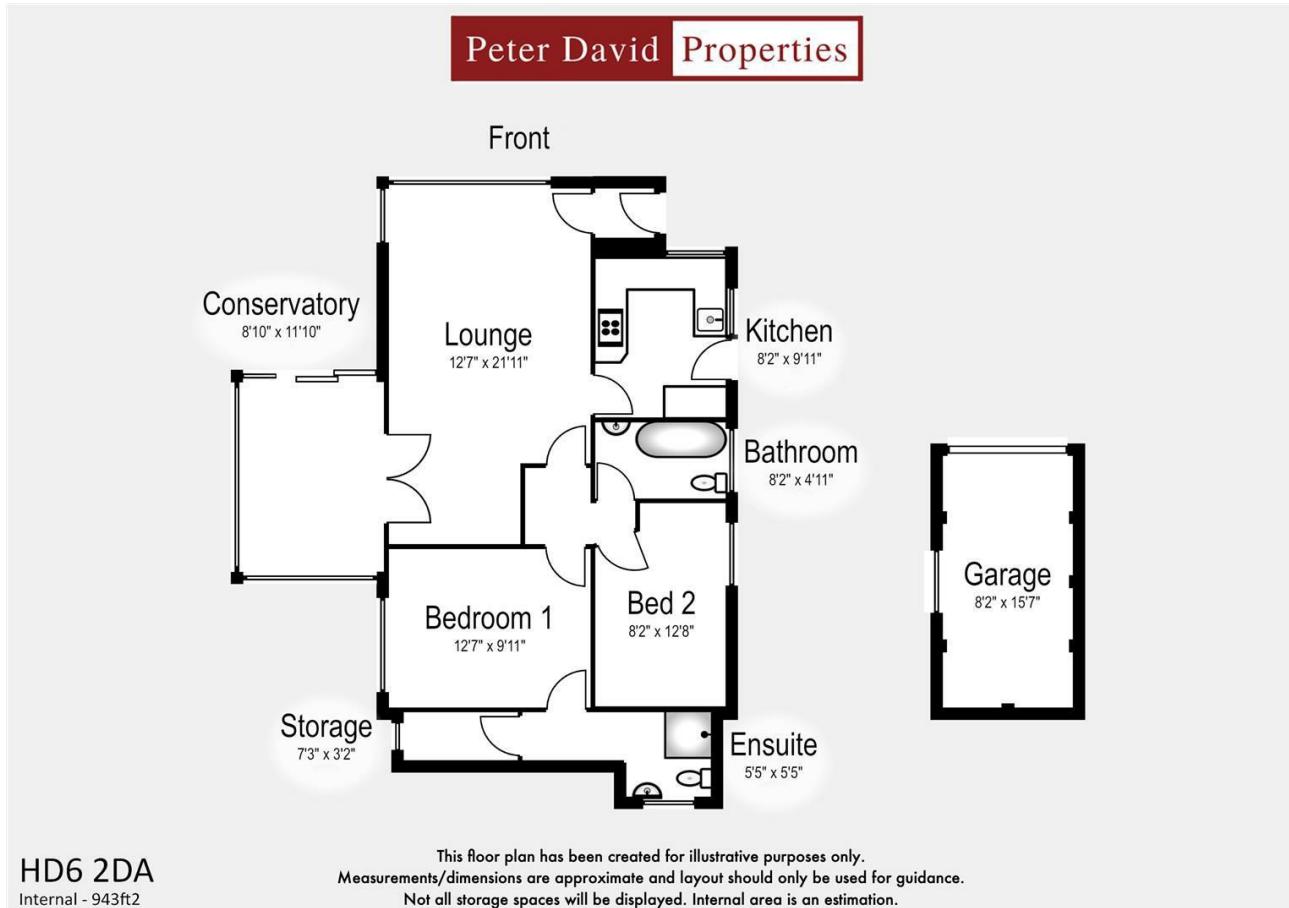
Hybrid Map



Terrain Map



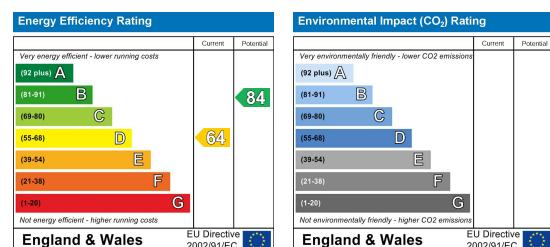
Floor Plan



Viewing

Please contact us on 01422 415776 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.