

MARSH & MARSH PROPERTIES

33 Rayner Drive, Brighouse, HD6 2DG

£275,000



This fantastic town house style, three bedroomed, semi-detached, property is situated on the quiet, and well regarded, Rayner Drive on the outskirts of Brighouse. This property is the perfect family home, an ideal move for anyone looking for that special something. The house has a well presented frontage and benefits from driveway parking for four cars, with an additional parking space provided by the integral garage. The garage also offers additional storage and workshop space creating a variety of uses. To the rear of the property is a beautifully presented and well-maintained multi-tier garden that will create the ideal place to sit back and relax.

Internally the property is well presented creating the opportunity for any prospective purchaser to move in with little work required. The house has a warm and welcoming feel that you will immediately notice from the moment you step inside. With a well-presented kitchen, family dining room, spacious living room, rear conservatory, three good sized bedrooms (two with ample space for a double bed), house bathroom and a boarded loft offering additional storage space.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the fantastic number of features on offer with this property, its sought-after location and spacious internals, an appointment to view is essential.

From the side of the property a composite door opens into the

HALLWAY

A welcoming reception into the property with a carpeted floor, single radiator, central light fitting and a frosted uPVC double glazed window to the side elevation.

From the hallway a wooden door opens into the

KITCHEN



A well-presented kitchen that creates a highly functional space owing to the laminated work surfaces to four walls, all with over or under counter cupboards and drawers. With an integrated hob, integrated oven, stainless steel extractor hood, uPVC double glazed window to the rear elevation, splashback tiling, vinyl floor, plumbing for a washing machine, space for a dryer, omni-directional ceiling spotlights, space for a fridge/freezer and an inset sink with stainless steel mixer taps.



From the kitchen an archway leads into the

DINING ROOM



Adjoining the kitchen, and having an open plan

feel owing to the open archway, the dining room provides the ideal place to have a family meal or entertain. The room offers plenty of space for a dining table. With a central light fitting, carpeted floor and double radiator.

From the dining room an opening leads into the

LIVING ROOM



A spacious and long living room that provides ample space for a three piece suite along with additional furniture. The room is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation and second uPVC double glazed window. The room features a modern, stylish and inset electric fireplace, which

creates a real central focal point for the room that also offers an inset space for a television. With a carpeted floor, central light fitting and cornice to ceiling.

From the dining room a sliding uPVC double glazed door opens to the

CONSERVATORY



An excellent addition to the property, the conservatory creates the perfect place to sit back and overlook the garden. A uPVC double glazed construction, with one solid wall, and with a uPVC double glazed set of French doors which provide access to the rear garden. With a vinyl floor, central light fitting and double radiator.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing wooden doors open into

BEDROOM 1

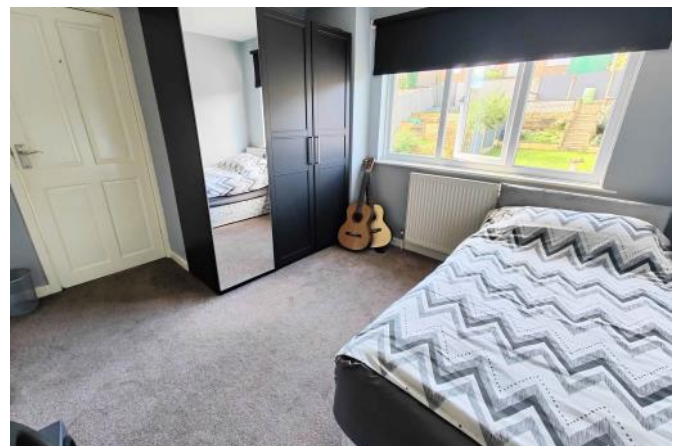
A generous master bedroom that offers plenty of

space for a double bed along with additional bedroom furniture. A set off fitted wardrobes offers additional storage space and there is a fitted dressing table to one side. With a carpeted floor, uPVC double glazed window to the front elevation benefitting from the charming town views, central light fitting and double radiator.



BEDROOM 2

A generous second bedroom that again offers space for a double bed and has a fitted cupboard to one side. With a carpeted floor, uPVC double glazed window (to the rear elevation) benefitting from garden views, central light fitting and single radiator.



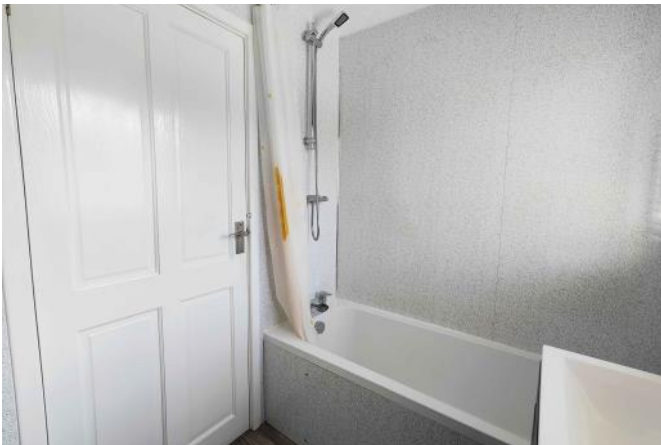
BEDROOM 3



An excellent third bedroom that is ideal for a child's bedroom, guest room or work from home

office. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting and single radiator.

BATHROOM



A beautifully presented bathroom that features a modern and stylish décor. With a panel bath, over bath shower, counter inset washbasin, close coupled toilet, mermaid board walls, vinyl floor, frosted uPVC double glazed window to the rear elevation, central light fitting, ceiling inset spotlights, extractor fan and stainless steel towel radiator.

From the landing a pull down ladder leads up to the

LOFT

A boarded and insulated loft offering additional storage space with central light fitting.

GARAGE

The integral garage offers an additional secure parking space as well as extra storage, accessed via an up and over door. The garage leads into two ante-rooms that are ideal as storage areas or workshop space. The garage has numerous light fittings, power outlets and has a frosted window

to the front elevation.

GARDENS



To the rear of the property is a lovingly

maintained, multi-tier, garden that creates an ideal place to sit back and relax or for children and pets to play. From the edge of the property is a patio area. From the edge of the patio, flagged steps lead up to a lawned garden. The steps are bordered by a flowerbed. From the lawn flagged steps lead up to a second patio area, a real sun trap, and boasting views overlooking Brighouse.



PARKING

In addition to the integral garage the property has driveway parking for four cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing, fitted alarm system and gas central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

What3words: [///bolts.soccer.memo](https://www.what3words.com/#!/bolts.soccer.memo)

Google Plus Code: P668+33R Brighouse

For sat nav users the postcode is: HD6 2DG

MORTGAGE ADVICE

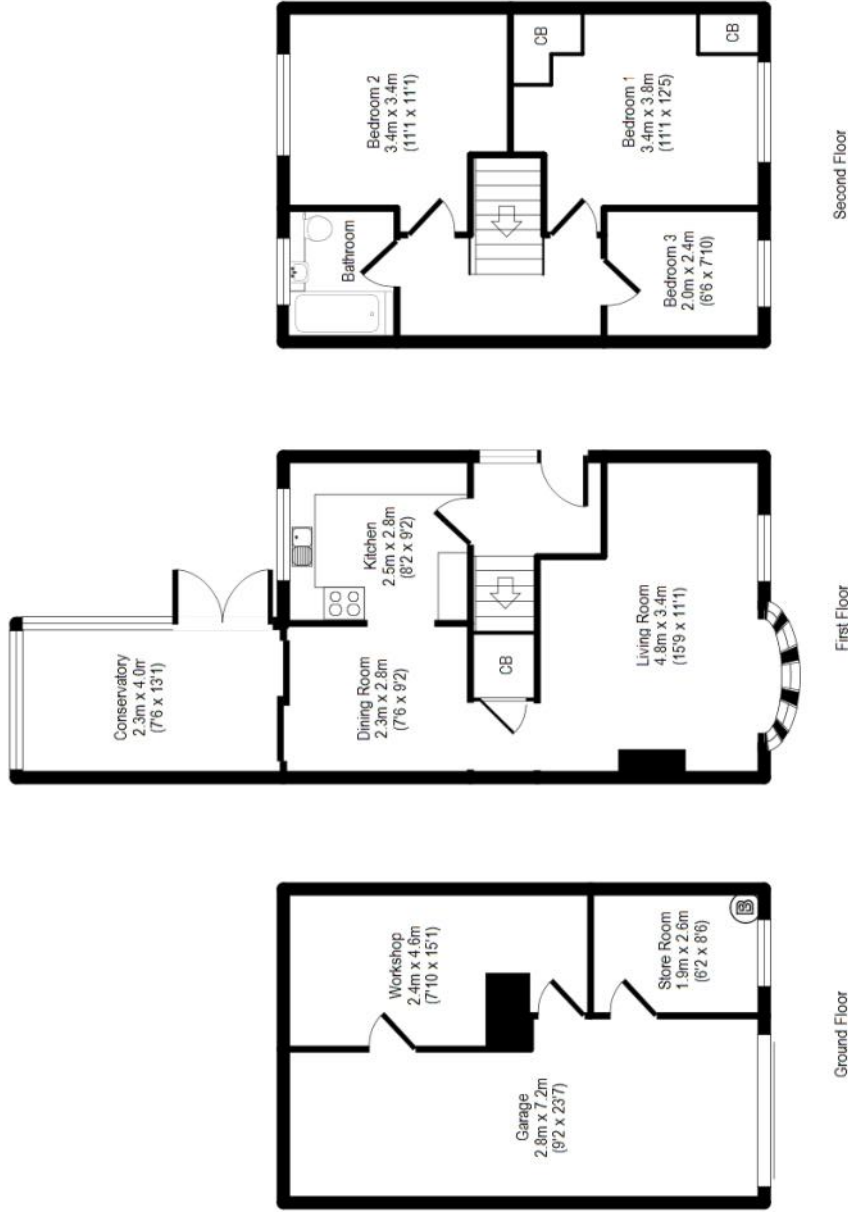
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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APPROX GROSS INTERNAL FLOOR AREA: 114 sq. m / 1230 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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