



RESIDENTIAL

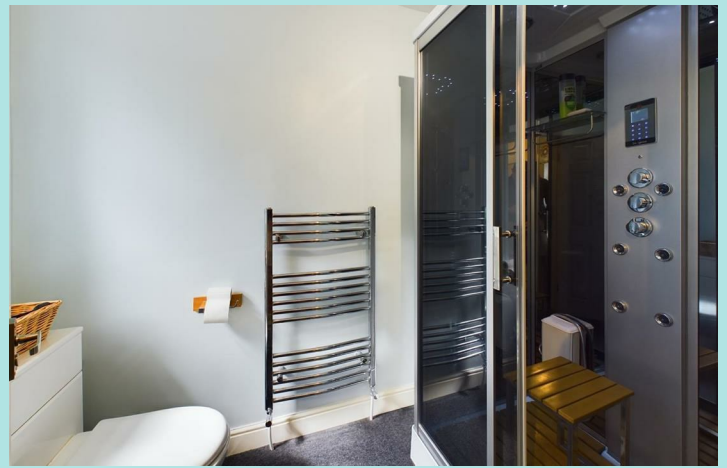


27 Rayner Drive

Brighouse, HD6 2DG

Offers In Excess Of £310,000 Freehold





We are pleased to offer for sale this three bed roomed semi detached house which is located on the popular residential street. The current owners have enhanced the accommodation by converting some of the lower ground floor into rooms and also, with a superb ground floor extension, creating an enviable dining kitchen. It's an ideal family home which is fitted to a high standard throughout and comes together with ample parking for several cars, pleasant gardens and a small integral garage. The property is alarmed, has gas central heating and uPVC double glazing.

Location

Rayner Drive is a popular residential street and very convenient for several local schools, including St Andrew's C of E Infant School and Brighouse High School. The local park is close by, just off Bradford Road, as is the swimming baths and leisure centre. The town centre is less than five minutes' drive away.

Accommodation

On the lower ground floor the current owners have created two rooms which have been tanked out but don't have windows. These are ideal for storage or one could possibly be a study for those working from home. There is a small integral Garage with light, power and an insulated garage door with pedestrian access door. Workshop housing a Worcester combination central heating boiler and having storage cupboards. On the ground floor there is an Entrance hall with composite external door. A good sized Lounge at the front of the property has a bow window with pleasant aspect and pebble effect gas fire. There is a Study/Snug which has z folding doors leading to the Dining Kitchen and creating a large entertaining space. Dining Kitchen with a range of modern units, including base units, drawer units and wall units with worktops and integrated appliances, including an induction hob, extractor hood, electric oven and microwave. There is plumbing for a dishwasher, four Velux roof lights and French doors leading to and overlooking the rear gardens. Recently fitted Heat pump/Air conditioner unit. Shower Room with a wash hand basin to a vanity unit, WC and shower cubicle with monsoon shower, sauna, lighting and radio. The small Utility Room has a worktop and plumbing for a washer and condenser dryer. On the first floor the main Double Bedroom is to the rear of the property with full length fitted wardrobes. To the front are two Single Bedrooms both with pleasant aspect. The Bathroom has a modern three-piece white suite, complementary tiling, shower unit and extractor fan. On the landing is a drop ladder to a boarded loft with light, providing ideal storage space.

To the front of the property is a tarmac drive with parking for at least four cars. There is a flight of steps and path to the side of the property. To the immediate rear is a lawned and patio garden. Beyond this is an elevated lawned and flower bedded enclosed garden. NB. However, this area is not on the Title Deeds of the property. It has, however, been used, cultivated and maintained by the current owners for over eight years.



Council tax band: C
EPC rating: D
Ground rent: N/A
Service charge: N/A

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01484 711200



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