

Peter David

Properties Ltd

Residential Sales and Lettings



3 Rayner Road

Brighouse, HD6 4AY

Offers In The Region Of £125,000



3 Rayner Road

, Brighouse, HD6 4AY

Offers In The Region Of £125,000



Available for sale with no upward chain is this two bedroom mid-terrace house that is perfect for first-time buyers or investors alike and is a fantastic opportunity for purchasers to add their personal touch and make it their own. Briefly comprising: a living room, a kitchen, a cellar, a landing, a double bedroom, a single bedroom and a house bathroom. Externally the property further benefits from an easy to maintain garden to the rear.

Located within walking distance to Brighouse Town Centre, this property offers convenience and easy access to all the amenities the town has to offer. Whether you're looking to enjoy the local shops, restaurants, or simply take a leisurely stroll, everything you need is just a stone's throw away. There are also good transport links with the bus and train stations being found in Brighouse and the M62 network a within easy reach.

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

Living Room

The light and airy living room has an electric fire with stone surround and hearth and wooden mantle. With a window and external door to the front.

Kitchen

With modern gloss wall and base units, inset stainless steel sink and drainer and space for freestanding kitchen appliances. With a window and external door to the rear aspect. The kitchen provides access to the cellar.

Cellar

Landing

Providing access to the first floor accommodation.

Bedroom One

A double bedroom with built in wardrobes and a window to the front elevation.

Bedroom Two

A good sized single bedroom with built in wardrobes and a window to the rear elevation.

Bathroom

The tiled bathroom comprises: bath with shower over, pedestal sink, WC and wall mounted vanity. With a window to the rear elevation.

External

To the rear of the property is a low maintenance garden.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 4AY

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.

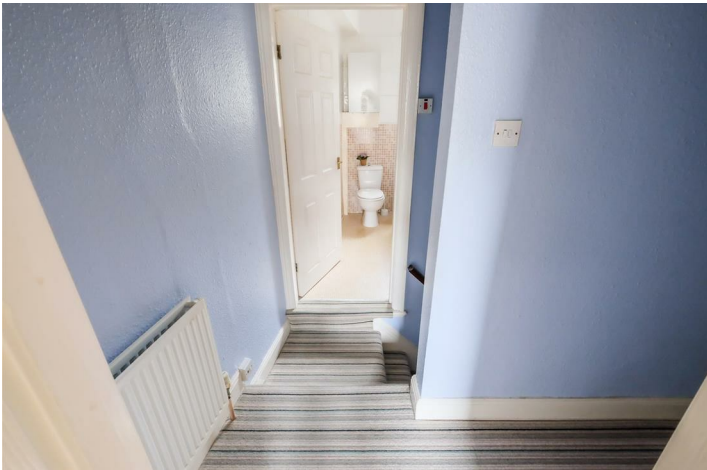
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



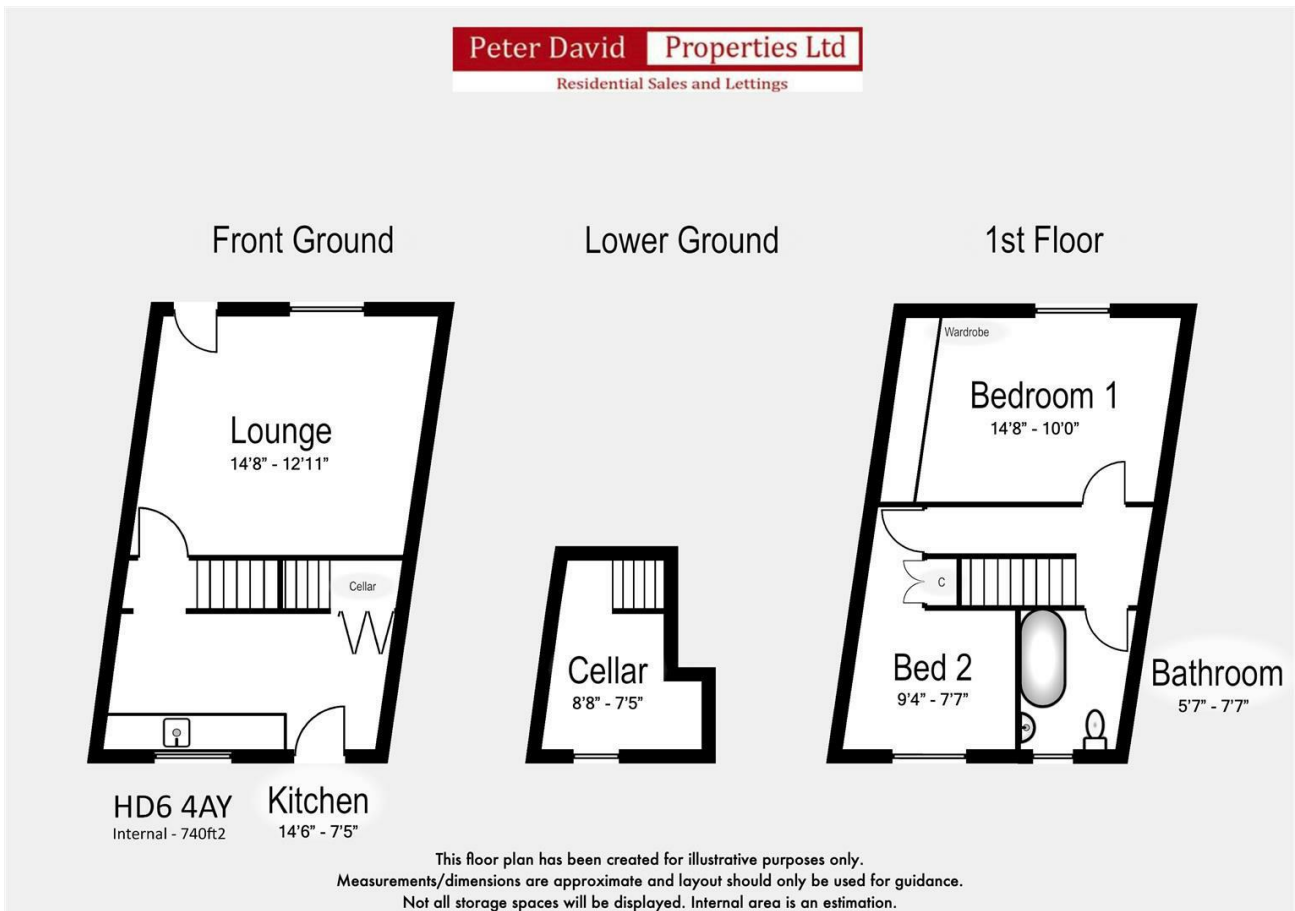
Hybrid Map



Terrain Map



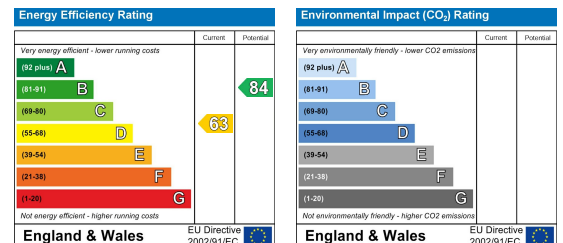
Floor Plan



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.