



### 22 Rayner Road

Brighouse, HD6 4AY

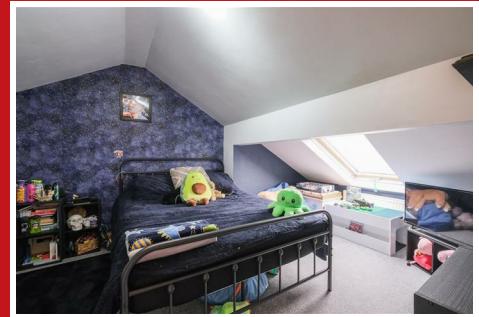
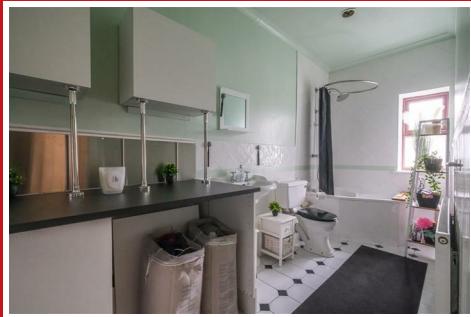
**£265,000**



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, Brighouse, HD6 4AY

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Situated on Rayner Road in Brighouse, this delightful house is a true gem that offers an abundance of space and character, making it an ideal home for a growing family. With four to five bedrooms spread across three floors, this property is deceptively spacious and designed to accommodate the needs of modern family life.

The interior has been tastefully renovated, showcasing the home's unique character through a bold and inviting colour scheme. The layout is both practical and stylish, featuring a lovely conservatory that seamlessly connects the indoor and outdoor spaces, perfect for enjoying the garden throughout the seasons.

In addition to the generous living areas, the property boasts en suite facilities, providing added convenience and privacy for family members or guests. The outdoor space is equally appealing, offering a garden that invites relaxation and outdoor activities.

Location is key, and this home does not disappoint. Situated within easy reach of Brighouse town centre, residents can enjoy a variety of shops, bars, and restaurants, making it a vibrant place to live. Families will appreciate the proximity to local schools and supermarkets, ensuring that daily necessities are just a stone's throw away. Furthermore, excellent transport links, including the M62 and rail connections, make commuting a breeze.

In summary, this property on Rayner Road is a wonderful opportunity for those seeking a spacious, character-filled home in a family-friendly location. With its thoughtful renovations and convenient amenities, it is sure to appeal to a wide range of buyers.

## Entrance Hallway

Leading in from the front of the home, with ornate period plasterwork, the hallway leads into the living room and kitchen.

## Living Room

A spacious living room overlooking the front of the home with a large window allowing plenty of natural light. A

ceiling rose and decorative coving elevate the space along with an oversized feature fireplace. The room is tastefully finished in a yellow and pink colour scheme with exposed wooden flooring.

## Kitchen Diner

A spacious kitchen diner to the rear of the home with light grey base and wall units and light grey tiled flooring. There is a double oven and 7 ring gas hob as well as a built in dishwasher and space for an American style fridge freezer. A central island with wooden worktop adds further practicality and storage space.

## Conservatory

Overlooking the rear garden, the conservatory has French doors opening out onto the decked terrace. With radiators built in, this space can be used all year round.

## Landing

A spacious landing with potential to be used as a study space.

## Bedroom One

A double bedroom to the front aspect with a rich dark green colour scheme and ornate period fireplace.

## En-Suite

With a shower, hand basin and w/c, the en suite is finished in a deep purple colour scheme.

## Bedroom Two

A double bedroom to the front of the home with a light grey colour scheme.

## Bedroom Five / Walk In Wardrobe

Currently used as a large walk through wardrobe with built in racking, this room provides the option to have a nursery or home office space.

## Bathroom

A spacious bathroom suite with a corner bath and over bath shower, w/c and hand basin. A counter top with storage cupboards add further practicality and make full use of the space on offer, as well as having the option to plumb in a washing machine.

### **Bedroom Three**

A double bedroom on the second floor with velux windows to both sides.

### **Bedroom Four**

A second double bedroom to the second floor with a blue colour scheme and a velux window to the rear aspect.

### **Cellar**

A useful dry cellar for additional storage space.

### **External**

To the front of the home is a low maintenance courtyard. The rear garden has a raised decked terrace and a low maintenance garden beyond with artificial lawn and wood chippings.

### **Directions**

For Satnav please use the postcode HD6 4AY

### **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.

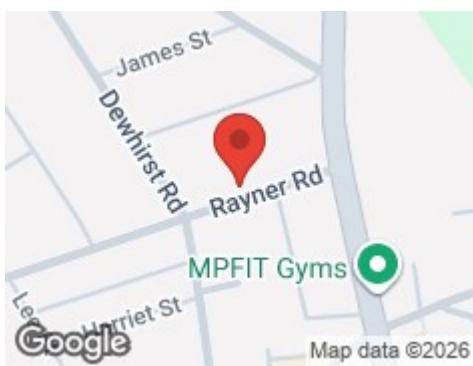
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

### Peter David Properties

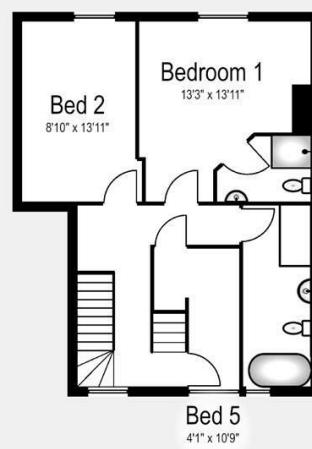
Lower Ground



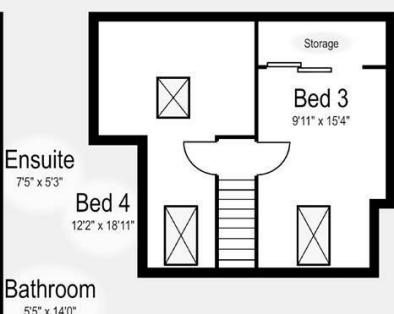
Front Ground



1st Floor



2nd Floor



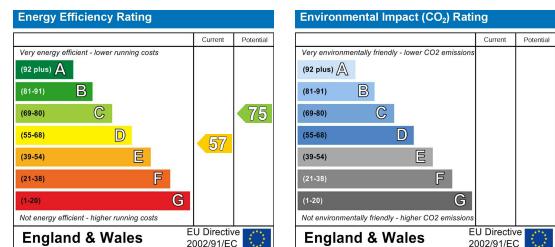
HD6 4AY  
Internal - 1740ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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



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