

59 Rayner Road, Brighouse, HD6 2BH

£229,950

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This spacious end terrace property occupies a generous plot with garden areas to 3 sides and also has a detached garage. Having undergone a programme of modernisation by the current vendors, the property now offers well presented accommodation throughout, including an open plan family/dining kitchen, utility room to the rear and generous lounge to the front. The first floor is occupied by 3 bedrooms and a modern 3 piece bathroom. Accessed via a pull down ladder, is a further loft room to the second floor, which offers the potential to create a 4th bedroom (subject to any necessary consents).

Currently fitted with uPVC double glazing and gas fired central heating, the property is well situated for access to a wide range of amenities within Brighouse, as well as excellent public transport links and M62 motorway access.

Energy Rating: D







GROUND FLOOR:

Enter the property through a side external uPVC door, with double glazed side panels.

Entrance Hall

With a central heating radiator and staircase rising to the first floor.

Lounge

15'2" max x 14'5" max inc bay (4.62m max x 4.39m max inc bay)

A good sized lounge, which is positioned to the front of the property. With a uPVC double glazed bay window, central heating radiator, 4 wall light points and ceiling coving. There is also a fireplace with stone mantel above and a granite hearth (no fire).

Kitchen

18'10" max x 12'0" max (5.74m max x 3.66m max)

A spacious dining kitchen which is fitted with a modern range of matching wall and base units, complementary solid oak work surfaces and inset stainless steel sink with mixer tap. There is a 5 ring gas hob, electric oven, extractor canopy, integrated dishwasher and cupboard housing the central heating boiler. A uPVC window overlooks the side elevation and a uPVC door leads to the rear utility. The breakfast kitchen also incorporates a breakfast bar area and to the dining area there is a central heating radiator and large uPVC window which overlooks the rear garden. A door provides access to the cellar.

Utility

10'3" x 6'0" (3.12m x 1.83m)

With space and plumbing for a washing machine and tumble dryer, along with space for a fridge freezer. There is a single glazed window and external door which accesses the rear patio.

LOWER GROUND FLOOR:

Cellar - Providing useful additional storage space.

FIRST FLOOR:

Landing

Having a loft access point with pull down ladder.

Master Bedroom

15'8" max x 12'9" max (4.78m max x 3.89m max)

This spacious master bedroom is positioned at the front of the property, having a uPVC double glazed window, central heating radiator and featuring an original decorative fireplace.

Bedroom 2

13'5" max x 9'3" max (4.09m max x 2.82m max)

Another good sized double bedroom, having a uPVC double glazed window which enjoys far reaching views at the rear of the property. There is also a central heating radiator.





Bedroom 3

6'11" max x 7'11" max (2.11m max x 2.41m max)

Positioned to the side of the property, having a uPVC double glazed window which enjoys beautiful far reaching views. There is also a central heating radiator and bulk-head storage cupboard.

Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, pedestal wash basin and panelled P-shaped bath with overhead shower. There are also part tiled walls, wood effect laminate flooring and a uPVC double glazed window.

LOFT:

16'5" max x 8'9" max (5.00m max x 2.67m max)

This room is accessed via a pull down ladder on to a landing area, with door leading to undereaves storage. The main room (dimensions above) is fitted with a uPVC window to the side elevation which provides far reaching views. There are further built-in storage cupboards and access further undereaves storage, built-in wardrobe with overhead cupboards and a central heating radiator.

OUTSIDE:

The property has garden areas to 3 sides, the front and side are predominantly laid to lawn. The side garden also has a paved seating area and the paving continues to the rear of the property where there is an enclosed paved garden behind the garage.

Garage

17'10" x 9'8" (5.44m x 2.95m)

A detached single garage with power/light, up and over door, side access door and window.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Brighouse town centre on the A641 Bradford Road. After passing Wiley Accessories on the right hand side take the next turning on the left into Rayner Road. Proceed up the hill and the subject property will further up on the left, immediately on the corner with Lee Street.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.



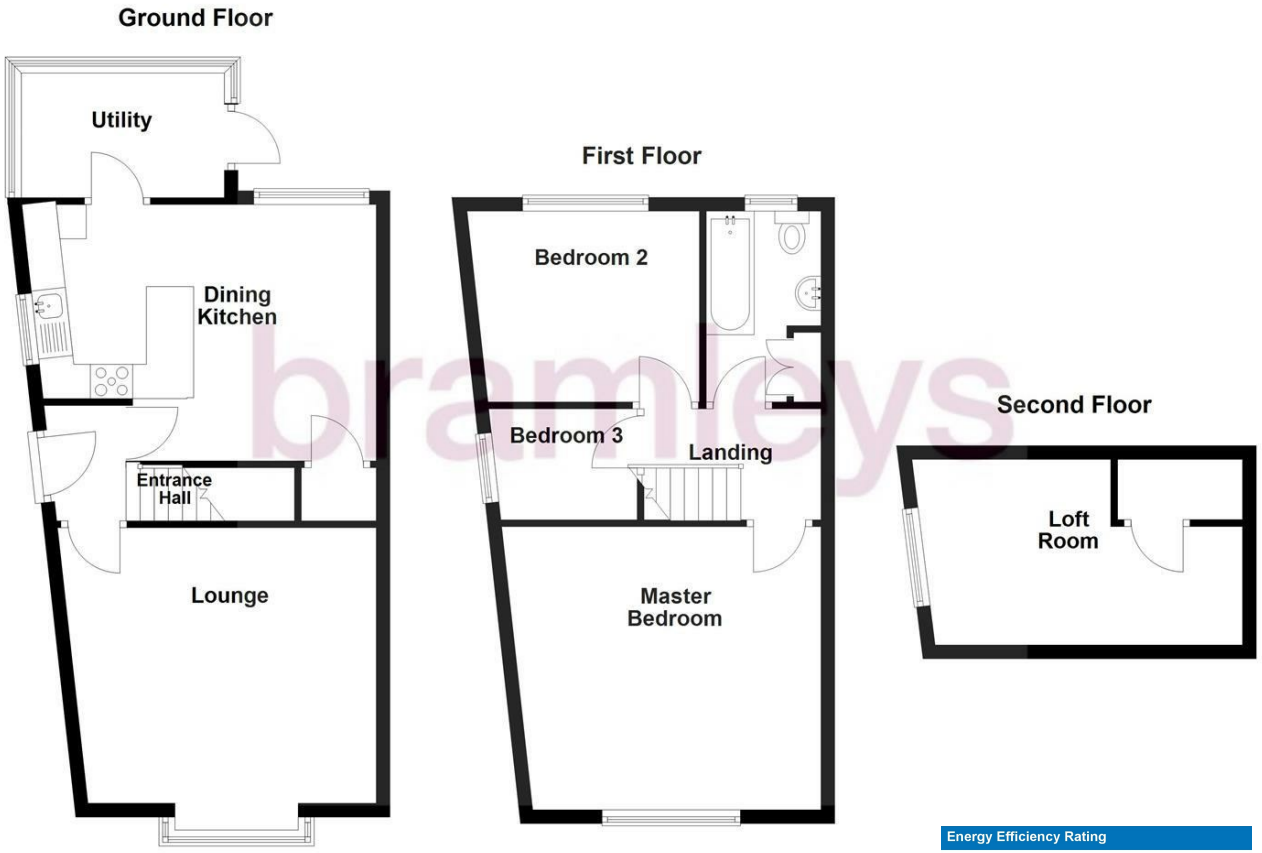






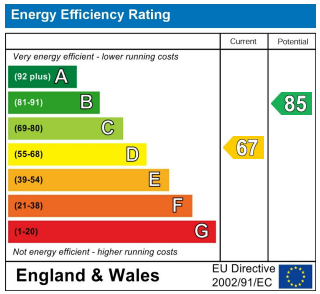












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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY