



65 Rayner Road, Brighouse, HD6 2BH  
£190,000

bramleys

This extremely well-presented, through terraced property offers generously proportioned 2-bedroom accommodation which has recently undergone a programme of modernisation and improvement.

Featuring a recently installed kitchen that provides access to the pleasant rear gardens, the property also benefits from a newly fitted bathroom suite with full tiling to the walls, and two well-proportioned bedrooms. A newly installed boiler further enhances the home's efficiency and comfort.

The property would make an ideal purchase for the first-time buyer and is conveniently placed for a wide range of amenities within Brighouse, with excellent public transport links and nearby access to the M62 motorway network.

Only by an internal inspection can this beautiful home be truly appreciated.



## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

With dado rail decor and a central heating radiator. There is also wood effect flooring and a staircase rising to the first floor.

### Lounge

10'3" x 14'10" max inc bay (3.12m x 4.52m max inc bay)

Fitted with a large uPVC bay window to the front elevation, a central heating radiator, ceiling coving, 2 wall light points and an open fireplace with tiled backdrop and hearth, timber mantel and inset gas stove.

### Dining Kitchen

13'6" x 11'10" max (4.11m x 3.61m max)

A spacious dining kitchen which has an open fireplace with inset electric fire, timber mantel, tiled backdrop and hearth. The kitchen features a range of matching wall and base units, laminated work surfaces, a stainless steel sink with side drainer and mixer tap, inset ceiling spotlights, built-in breakfast bar which

provides storage and a cupboard which houses the central heating boiler. Built-in to the kitchen is a 4 ring gas hob, electric oven and fitted extractor canopy. There is space and plumbing for a washing machine, space for a tumble dryer and fridge freezer, a uPVC double glazed window overlooks the rear garden, a uPVC external door leads to the rear and a further door gives access to the lower ground floor.

## LOWER GROUND FLOOR:

Cellar providing useful additional storage.

## FIRST FLOOR:

### Landing

With a loft access point.

### Master Bedroom

13'9" x 12'6" (4.19m x 3.81m)

A spacious double bedroom which is positioned to the front of the property, having a uPVC double glazed window, central heating radiator, ceiling coving and inset ceiling spotlights.



## Bedroom 2

14'11" x 7'5" max (4.55m x 2.26m max)

A good sized second bedroom which has built-in hanging space to the bulkhead, ceiling coving, a central heating radiator and a uPVC double glazed window to the rear elevation.

## Bathroom

This recently installed bathroom is furnished with a modern 3 piece white suite incorporating a low flush WC with concealed cistern, vanity wash hand basin and a panelled bath with thermostatic shower above. There are fully tiled walls, chrome ladder style towel rail, inset ceiling spotlights and a uPVC window. There is also an extractor fan, fixed illuminated mirror and built-in cupboards which provide storage.

## OUTSIDE:

To the front of the property there is a paved garden area. To the rear there is a generously sized garden with lawn, further patio seating areas and shrub/flowerbed borders.

## 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 property will be found on the left hand side, clearly identified by the Bramleys for sale board.

## 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.

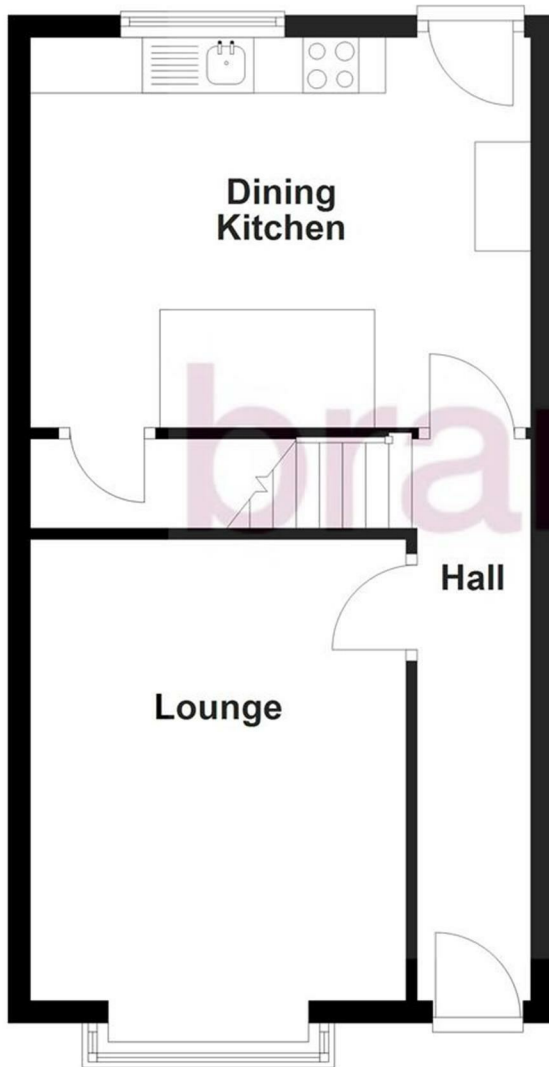
## VIEWINGS:

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

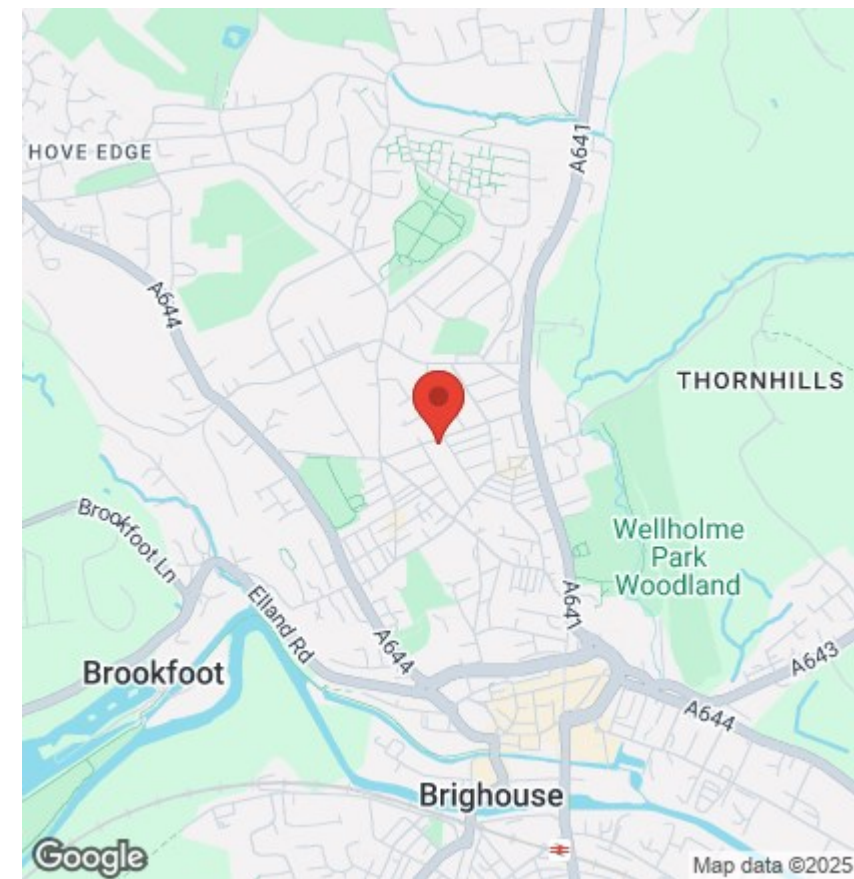
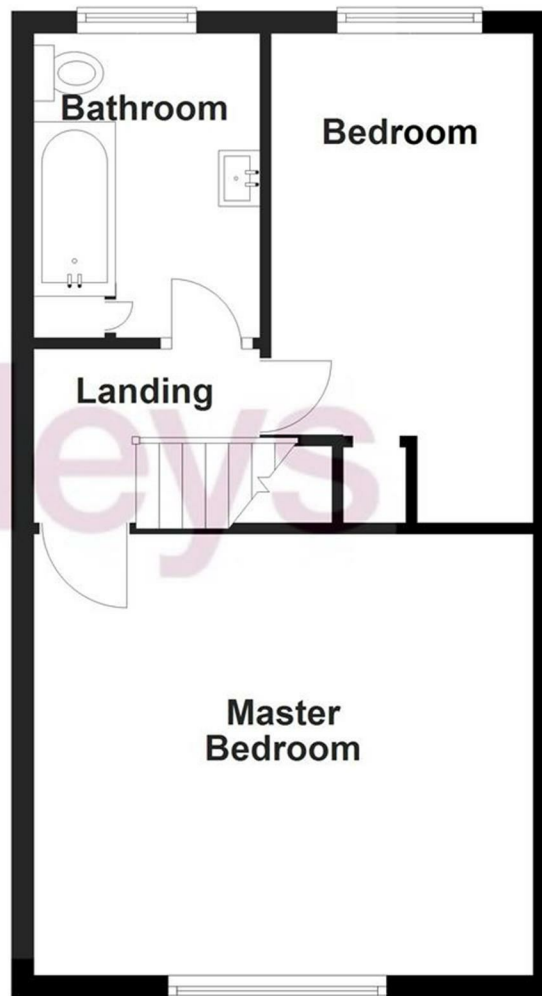




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

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