

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 Rayner Road

Brighouse, HD6 4AY

**£149,950**

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Nestled on Rayner Road in the charming town of Brighouse, this end terrace house presents a deceptively spacious three-bedroom home, perfect for families or those seeking a comfortable living space. The property boasts a welcoming reception room that exudes warmth and character, enhanced by lovely features such as a ceiling rose and decorative coving, which add a touch of elegance to the interior.

The home is ideally situated within walking distance of Brighouse town centre, making it convenient for residents to access a variety of shops, schools, and transport links. This prime location ensures that daily amenities are just a short stroll away, providing both ease and accessibility.

The property also features a generous garden to the rear, offering a delightful outdoor space to unwind and enjoy the sunshine on warm days. This garden is perfect for family gatherings, gardening enthusiasts, or simply relaxing with a good book.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a new community, this property on Rayner Road is an excellent opportunity not to be missed. A perfect blank canvas ready for the next owner to update and add their taste to the character of the home.

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

## Entrance

Leading in from the front of the home providing access to the living room and upstairs.

## Living Room

A well sized living room overlooking the front of the home with high ceilings, coving and a ceiling rose adding character and space. A feature fireplace provides the focal point and the room leads onto the kitchen diner.

## Kitchen Diner

Overlooking the rear of the home and leading out onto the garden, the kitchen diner has ample work surface and storage space with a stainless steel sink, oven and gas hob, built in microwave and space for a washing machine and fridge as well as white base and wall units

## Cellar

With stone steps leading down from the kitchen, the cellar has a window allowing natural light as well as an old door way which would have at one time lead out to the front of the home, but offers the potential to be recommissioned should you wish. With a useful space for storage or for use as a utility, there is also further potential for development should you wish.

## Bedroom One

A double bedroom overlooking the front of the home with fitted wardrobes.

## Bedroom Two

A well sized bedroom to the rear of the home with built in storage.

## Bedroom Three

A single bedroom to the front of the home.

## Bathroom

With a bath tub, over bath shower, hand basin and w/c the bathroom is tiled and provides a light and airy space.

## External

The property is set back from Rayner Road behind a stone

wall with gated access. A gravelled front garden leads to the front of the home and a pathway runs down the side of the property and through a gate to the rear. At the back of the home is a garden with a lawn and patio, as well as a useful brick built out house for additional storage. The patio area is a real sun trap and a perfect space to relax and entertain.

### 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



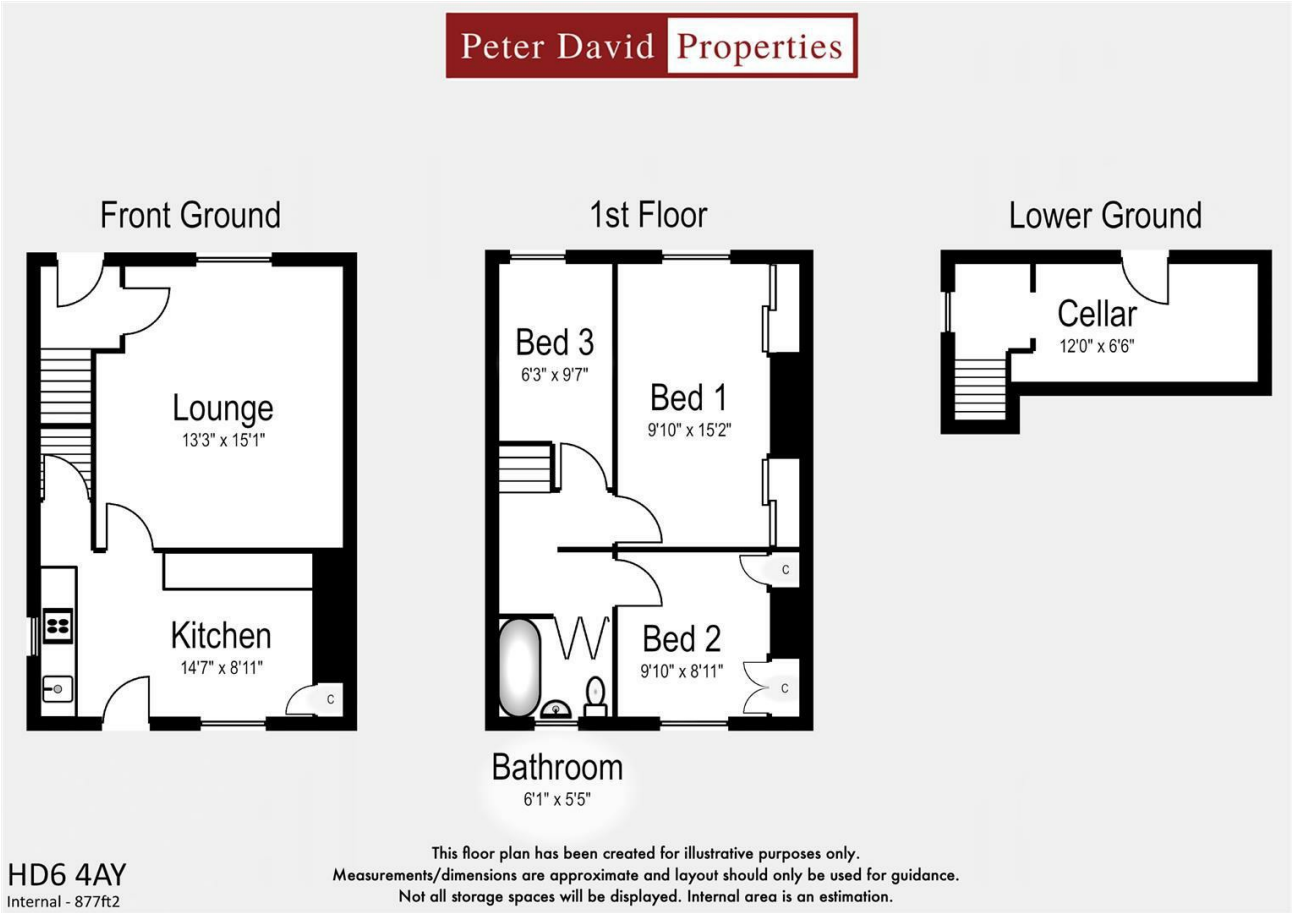
Hybrid Map



Terrain Map



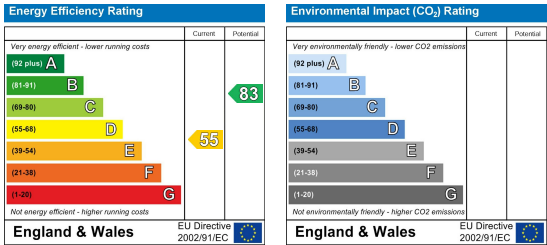
Floor Plan



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.