



## 27 Rayner Drive

Brighouse, HD6 2DG

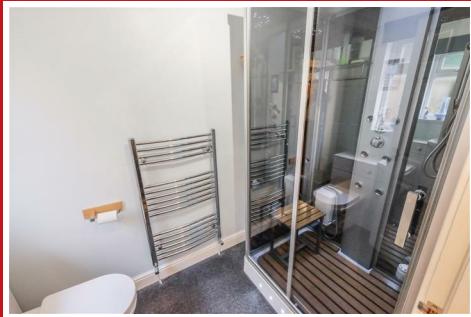
Offers Around £300,000



# 27 Rayner Drive

, Brighouse, HD6 2DG

## Offers Around £300,000



Welcome to this charming semi-detached house located on Rayner Drive in the heart of Brighouse. This spacious home boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for families or those seeking extra space. The property is thoughtfully arranged over three floors, providing a generous living environment that is both practical and inviting.

As you enter, you will find two reception rooms that offer versatile spaces for relaxation and entertainment. The extended accommodation features an open kitchen diner, perfect for family gatherings and social occasions. This area is designed to be the heart of the home, where culinary delights can be prepared and enjoyed in a warm, welcoming atmosphere.

The location is particularly advantageous, with local schools, amenities, and transport links all within easy reach. This makes daily life convenient and enjoyable, whether you are commuting or simply running errands.

Outside, the property benefits from ample parking with a driveway, ensuring that you and your guests will never be short of space. Additionally, there is plenty of storage available, which is always a valuable asset in any home.

To truly appreciate the generous space and potential this property has to offer, a viewing is highly recommended. This delightful home is ready to welcome its new owners, providing comfort and convenience in a sought-after area. Don't miss the opportunity to make it your own.

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

### Entrance Porch

Providing access into the home from the side of the property on the first floor, and leading into the living room and utility space.

### Living Room

The double-fronted living room overlooks the front of the

home from an elevated position with two bay windows, grey carpets and light grey wallpaper,

### Kitchen Diner

An extended open kitchen diner overlooking the rear of the home with a pitched ceiling and Velux windows letting plenty of natural light in. French doors open onto the garden and a white neutral colour scheme adds an airy sense of space. With a double oven and microwave, hob and extractor, space for a dishwasher and fridge freezer. Wooden base and wall units provide plenty of storage space with undercounter lighting and an air-conditioning heat pump mounted to the wall improves the homes efficiency.

### Snug

Open plan to the kitchen, with bi-folding doors able to fold away completely or separate the space, this handy snug connects the living room and kitchen and provides a flexible space which is able to increase the entertaining space in the kitchen diner when needed.

### First Floor Utility Room

With space for a washing machine and tumble drier.

### Shower Room

A ground floor shower room with a walk in steam shower with built in radio, speakers and lighting. A w/c and hand basin.

### Bedroom One

A double bedroom overlooking the rear garden with ceiling spotlights and a built in walk-in-wardrobe space.

### Bedroom Two

A double bedroom overlooking the front of the home with ceiling spotlights, pink colour scheme and a plum carpet.

### Bedroom Three

A well sized single bedroom to the front of the property.

### Bathroom

A white tiled bathroom suite with a bathtub, over bath shower, hand basin and W/C.

## Garage

On the ground floor with an insulated split side opening door with pedestrian entrance, providing parking or storage space.

## Storage And Office Space

A great utilisation of the ground floor space behind the garage, these spaces could be used as office, storage or a games room.

## Ground Floor Utility Room

with white base and wall units, the ground floor utility room also houses the boiler.

## External

To the front of the home is a large driveway which can easily accommodate multiple vehicles. A stairway leads up the side of the home to the main door, and to the rear is a tiered garden with a lawn, flower beds and steps leading away from the home.

## Directions

For Satnav please use the postcode HD6 2DG

## 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



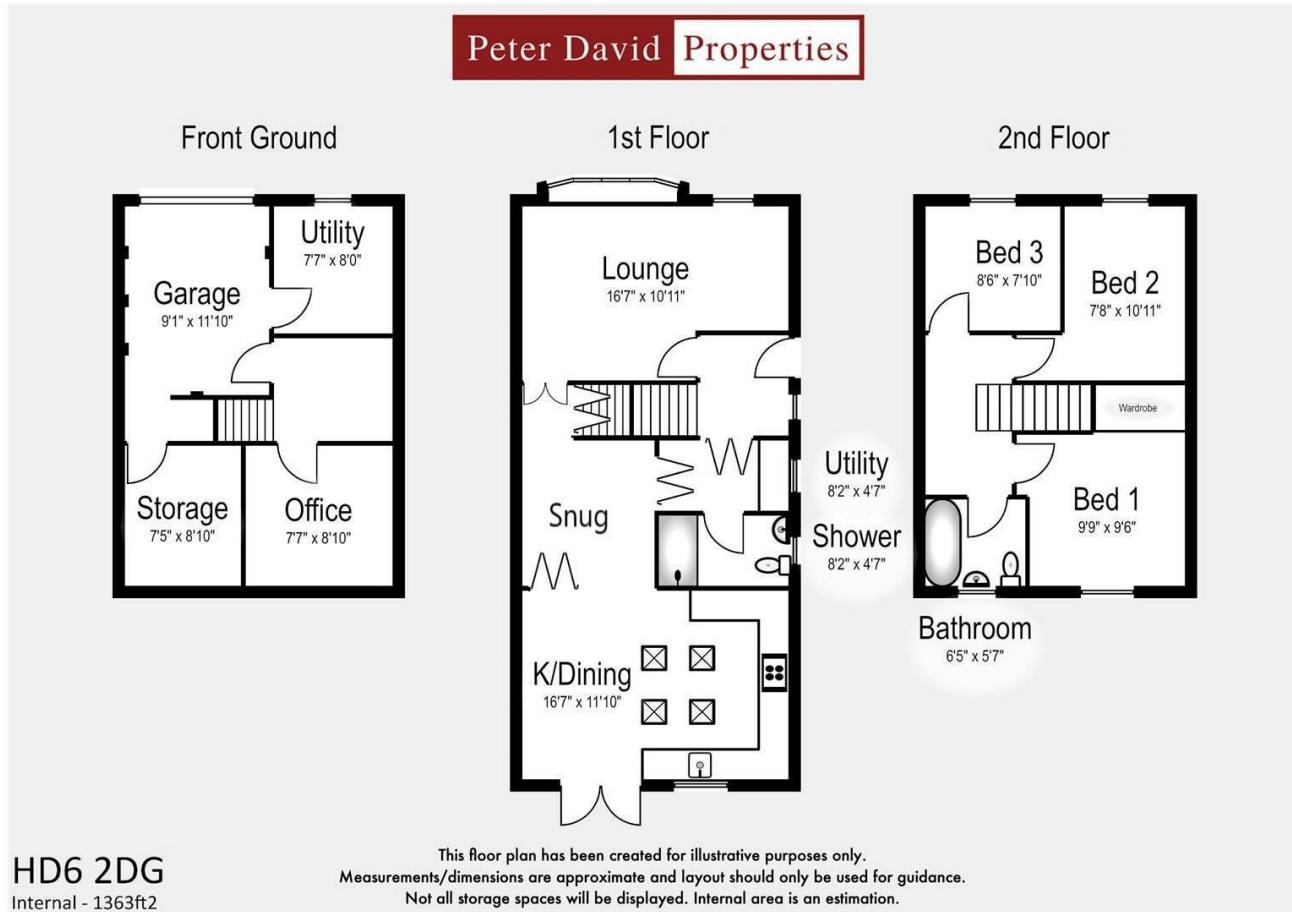
## Hybrid Map



## Terrain Map



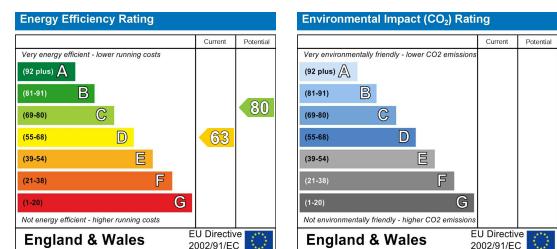
## Floor Plan



## 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



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