

MARSH & MARSH PROPERTIES

6 Rayner Drive, Brighouse, HD6 2DG

£325,000



Family homes such as this rarely become available on the open market and, therefore, this property certainly requires particular attention. Situated on the highly sought after Rayner Drive, this four bedroomed, semi-detached, property has plenty on offer and will impress and delight from the moment you arrive. The house features a stunningly presented rear garden, benefitting from open valley views and offers a real sun-trap; ideal for families and entertaining. Its rear views also offer a fantastic treat and is a delight to behold. There is ample private parking, to the front elevation, on the resin driveway for three cars, with an additional secure parking space offered by the integral single garage.

Internally the property offers plenty of space throughout, ideal for a modern family or professional couple. The property is presented in a smart and neutral décor, offering a potential buyer to move in with little work required. With its warm and welcoming living room, family dining room, spacious dining kitchen, four bedrooms (three with ample space for a double bed and one with en-suite bathroom) and house bathroom. Just step inside and you will immediately see the fantastic potential on offer.

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The property also benefits from being in the catchment area of a variety of good primary and secondary schools, all within walking distance. The property also boasts excellent transport links to the surrounding areas with both Brighouse bus and train stations within a short walking distance. The M62 motorway is also within a short drive, offering quick and easy access to both Bradford and Leeds.

Owing to the fantastic number of features on offer with this property, its sought-after location, idyllic garden and spacious internals, an appointment to view is essential.

From the front of the property a composite door opens into the

HALLWAY

A welcome reception into the property, the hallway features two frosted uPVC double glazed windows to the front elevation, a wood laminate floor, single radiator, central light fitting and under stairs cupboard.

From the hallway a wooden door opens into the

LIVING ROOM



A warm, welcoming and inviting living room that is bathed in natural light owing to the uPVC double glazed bay window to the front elevation. The living room features a gas fireplace, on a granite hearth and with a wooden mantelpiece, which offers the ideal central feature for the whole room. The living room offers ample space for a suite along with additional furniture. With a carpeted floor, central light fitting, radiator and television access point.

To the rear of the living room an opening leads into the

DINING ROOM



This spacious dining room can also be accessed from the kitchen via a wooden door. The dining room offers plenty of space for a family dining table along with additional furniture. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.

From either the kitchen or dining room, wooden doors open into the

DINING KITCHEN



A spacious and open dining kitchen that makes excellent use of the space to create a highly functional area. There are laminated work surfaces to all four walls that feature over and under counter cupboards and drawers. A set of uPVC double glazed French doors open into the rear garden that also provide ample natural light in addition to a uPVC double glazed window. With a cooker unit, extractor hood, two sets of central omni-directional ceiling spotlights, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer, wood laminate floor, tiled splashbacks, double radiator and a stainless steel sink with stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing a wooden door opens into

BEDROOM 1



A grand master bedroom that features two sets of fitted wardrobes offering ample storage space in addition to plenty of space for a king sized bed. With a wood laminate floor, uPVC double glazed window to the front elevation, central light fitting and double radiator.

To the rear of bedroom 1 a wooden door opens into its

EN-SUITE



A spacious en-suite bathroom that offers excellent facilities for the master bedroom. With a panel bath, over bath shower, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, double radiator, extractor fan, tiled walls and a vinyl floor.

From the landing wooden doors open into

BEDROOM 2



A generous second bedroom, again offering space for a king sized bed. This room provides ample space for plenty of furniture and features a uPVC double glazed window to the front elevation, carpeted floor, single radiator and central light fitting.

BEDROOM 3



Another good sized bedroom, offering space for a double bed and benefitting from a corner fitted cupboard for extra storage. This room has the added advantage of a fantastic view over the valley to the rear elevation. With a wood laminate floor, central light fitting and single radiator.

BEDROOM 4



The ideal bedroom for use as a child's room, guest bedroom or work from home office space. With a bulk head fitted cupboard, carpeted floor, single radiator, central light fitting and uPVC double glazed window to the front elevation.

HOUSE BATHROOM



A well-presented and laid out house bathroom with a panel bath, over bath shower, pedestal washbasin, low flush toilet, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights, stainless steel towel radiator, tiled walls and a vinyl floor.

GARDEN



A large and spacious garden that is broken into distinct sections offering a multitude of uses for the whole family. The garden is fully enclosed by wooden fence offering a secure place for children

and pets to play. A dual-tier decked area, to one side, offers the ideal place to sit back and relax or have a barbeque. A flagged patio area is currently housing a hot tub, ideal for relaxing on an evening and enjoying the view. The rear section of the garden is artificial lawn, perfect for children and pets to play with minimal maintenance required. The garden is a real sun trap and makes the ideal vantage point of the views beyond.



GARAGE & PARKING



To the front of the property a resin driveway offers ample parking space for three cars.

An additional parking space is provided by the integral single garage that features a carpeted

floor, central light fitting and electric points.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///ticket.sank.sound](#)

Google Plus Code: P658+MG9 Brighouse

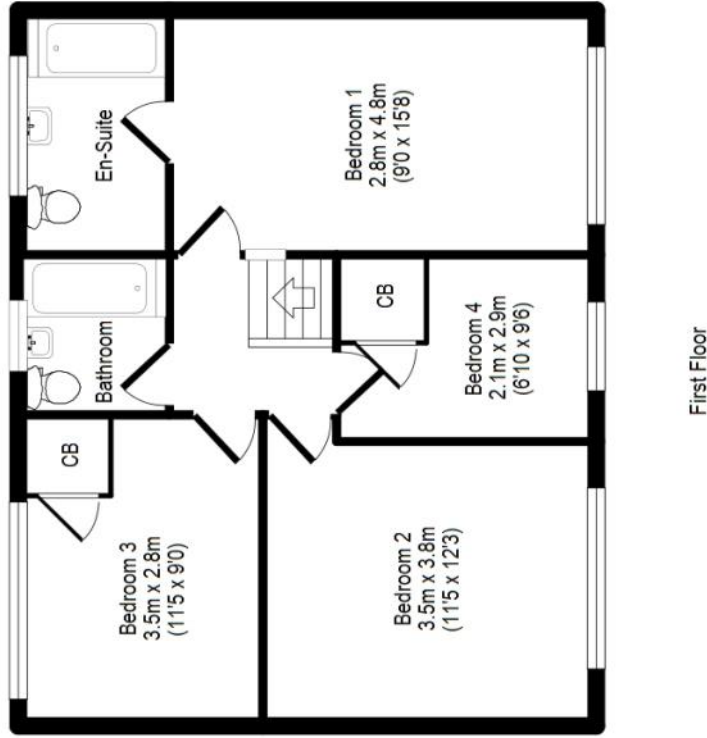
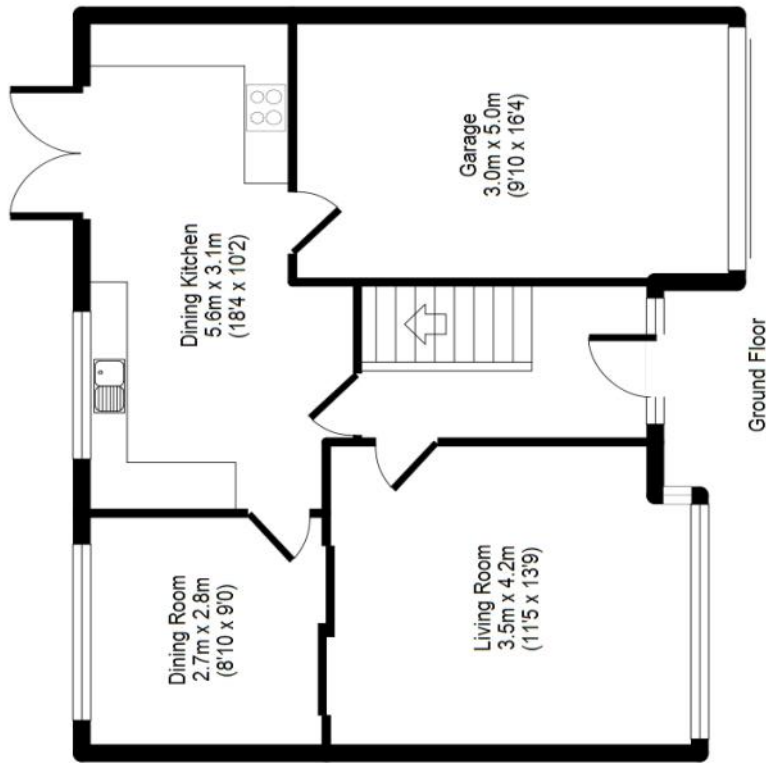
For sat nav users the postcode is: HD6 2DG

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 110 sq. m / 1184 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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