

Peter David Properties

Residential Sales and Lettings

The Retreat, Rayner Road

Offers over £295,000



The Retreat, Rayner Road

Description

This stone-built, unique, detached dormer bungalow is offered for sale in a very convenient location close to a Doctors Surgery, Wellholme Park, Brighouse Sports Centre, and is within walking distance of Brighouse town centre which hosts a variety of amenities, a train station and a bus station. The property has been well looked after and fully renovated by its current owner and offers flexible accommodation, extended since built in 1901. Internally comprising: an elegant entrance hallway, with feature stained glass windows, a bathroom, a large kitchen diner and a useful utility room, two downstairs bedrooms, one of which has an en-suite, two first floor bedrooms and useful storage cupboards. There is the opportunity to further extend the first floor accommodation, subject to the relevant planning permission (plumbing in place). Externally, the property features a large driveway providing ample off-road parking for up to five cars! There is a detached garage and gardens to the both the front and rear.

Features

- Four bedroom detached dormer bungalow
- Two bathrooms to the ground floor
- Unique features
- Gardens to the front and rear
- Large driveway providing off-road parking for 5 cars
- Large kitchen diner
- Excellent location, within walking distance of Brighouse centre, the bus station & the train station
- EPC - TBC
- Close to good schools, Doctors surgeries, the Police Station and the Sports Centre
- Viewing by appointment

Entrance Hallway

This stone built property has a beautiful entrance hallway, with stained glass windows, a solid oak front door and a staircase to the first floor accommodation. With two useful storage cupboards and tiled flooring.

Kitchen Diner

This large kitchen diner has open access to the useful side utility room, a door providing access to the side patio and windows to the rear aspect. Also featuring tiled flooring, space for a Rangemaster cooker, wall and base units and a tiled chimney breast. This room has two velux windows, an area with a beamed ceiling and a spotlight ceiling.

Utility Room

Adjacent to the kitchen, this useful area has space and plumbing for free-standing appliances, tiled flooring, wall and base units and solid wood work surfaces. Also housing the boiler and with tiled flooring. With side access to the exterior of the property (from the driveway).

Living Room

This large living room features oak flooring and the focal point is the wood-burning cast iron fireplace. With a bay window to the front aspect.

Bathroom

Accessible on the ground floor, the bathroom has tiled flooring and part-tiled walls. With a three piece suite, comprising: a 'savoy' hand basin, a WC, a free-standing bath with a hand-held shower. There is a circular stained glass feature window to the side aspect.

Master Bedroom

A double bedroom with pleasant views from the rear facing window, overlooking the garden. With access to the en-suite.

En-suite

Currently featuring adaptations for disability.

Bedroom Two

A double bedroom with a window to the front aspect.

Landing

Providing access to the two first floor bedrooms.

Bedroom Three

A large double room with storage in the eaves and a window to the side aspect.

Bedroom Four

A large room with a window to the side elevation and storage in the eaves.

Exterior

To the front of the property there are well maintained gardens, a long driveway providing off-road parking and access to the detached garage. To the rear of the property there is a patio, a decked area - perfect for entertaining - and a well-maintained lawn.

Mortgages

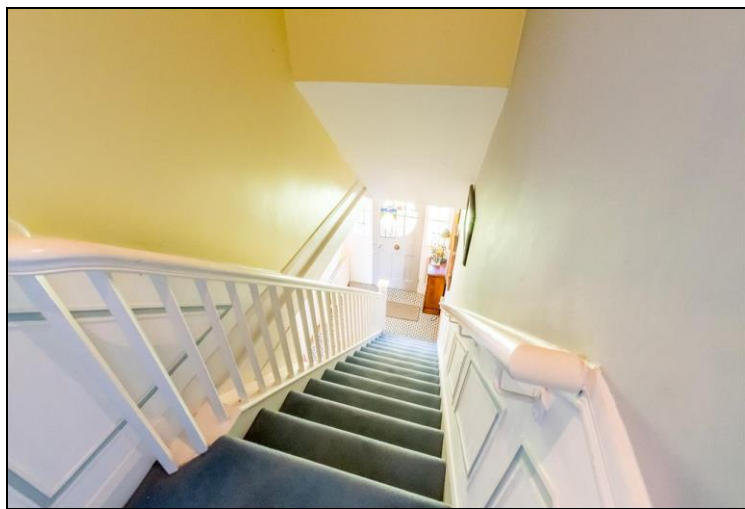
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

From Brighouse town centre, take Bradford Rd/A641 and then turn left onto Bonegate Rd. At the roundabout, continue straight onto Garden Rd. At the roundabout, take the 4th exit onto Rayner Rd. The destination will be on the left.

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.
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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.
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Garage
Approximate Floor Area
188 sq. ft
(17.51 sq. m)

Ground Floor
Approximate Floor Area
1033 sq. ft
(96.01 sq. m)

First Floor
Approximate Floor Area
468 sq. ft
(43.52 sq. m)



Approx. Gross Internal Floor Area 1690 sq. ft / 157.04 sq. m

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