

55 The Village,
Farnley Tyas HD4 6UQ

OFFERS AROUND
£310,000



THIS WONDERFUL GRADE II LISTED CHARACTERFUL COTTAGE POSITIONED IN THE HEART OF SOUGHT AFTER FARNLEY TYAS HAS SPACIOUS LIVING ACCOMMODATION THROUGHOUT, PRETTY GARDEN & OFF-ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING EXEMPT

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed timber door into the entrance vestibule, There is space to remove and store coats and shoes and the space benefits from carpeted flooring, pendant lighting and a door leads to the dining kitchen.

DINING KITCHEN 24'8" x 13'11" approx

Spanning the depth of the property and being the heart of the home, this great sized dining kitchen is packed full of original character including beams, deep windowsills and inglenook style fireplace. The lounge/dining area side of the room has carpeted flooring, a front facing timber window, pendant lighting and there is ample space for freestanding furniture including a dining table and chairs, sofa, tv unit.

The modern kitchen is located at the back of the room and comprises of white high gloss wall and base units, timber block work surfaces with tiled splash backs and a stainless steel sink and drainer with chrome mixer tap over. Integrated appliances include an Electrolux double electric oven, four ring gas hob with concealed extractor fan over and there is space for a fridge freezer. The room has neutral decor, tile effect vinyl flooring, recessed spotlights and doors lead to the cellar and inner hallway.





UTILITY ROOM 6'10" x 6'4" approx

Leading directly off the kitchen, this useful space is great to store household items whilst keeping them out of sight. It has power and lighting and plumbing for a washing machine.

INNER HALLWAY

At the centre of the home, this inner hallway provides access to all the ground floor rooms and a staircase rises to the second floor.

DOWNSTAIRS W.C. 6'0" x 4'11" approx

This handy downstairs w.c. has recently been upgraded to include a new toilet, hand wash basin and flooring and benefits from a side facing window, spot lighting and timber doors.



LOUNGE 14'10" x 13'11" approx

This cosy sitting room is located at the front of the property and has two windows overlooking the front garden and off-road parking area. The room is full of character and has a dual fuel stove sitting on a large stone fireplace, deep window sills and timber beams. The room has been decorated in neutral tones, has carpeted flooring, pendant lighting and a door leads to the hallway.



FIRST FLOOR LANDING

Stairs ascend from the inner hallway to the first floor landing, where doors lead to the three bedrooms and house bathroom. There is storage space on the landing to create a lovely focal point, carpeted flooring, pendant lighting, and a large storage cupboard housing the boiler.

BEDROOM ONE 13'9" x 12'2"

Located at the end of the landing, this great sized master bedroom has ample space for freestanding bedroom furniture including bed, bedside tables, wardrobes and dressing table, whilst still affording room to move. The front facing windows flood the space with an abundance of natural light and the room is finished with carpeted flooring and pendant lighting.



BEDROOM TWO 12'6" x 10'1" approx

Another equally spacious double bedroom, also located at the front of the property. There is built in wardrobes to one wall, carpeted flooring, pendant lighting and ample space for bedroom furniture.



BEDROOM THREE 11'1" (max) reduced height x 8'10" approx

This third double bedroom located to the side of the property would make a great child's bedroom but could alternatively be a nursery or play room. There is a side facing timber framed window, carpeted flooring, pendant lighting and a door leads to the landing.



HOUSE BATHROOM 9'1" x 7'7" (reduced height) approx

Cleverly fitted into the sloping roof, this house bathroom briefly comprises of a white three piece suite including panelled bath with Electric Mira shower over, low flush w.c. and pedestal sink with chrome taps. The room is partly tiled and has timber shelving, a Velux window, carpeted flooring and spotlighting.



GARDEN & PARKING

To the front of the property is a large garden that is split into two distinct areas. To one side is the lawn, which is bordered by trees and bushes and well established plant beds, This is rented from Farnley Estate for £100 per annum. To the other side is a large patio which is currently used to park on, but would equally make a great outdoor eating and entertaining area.



AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

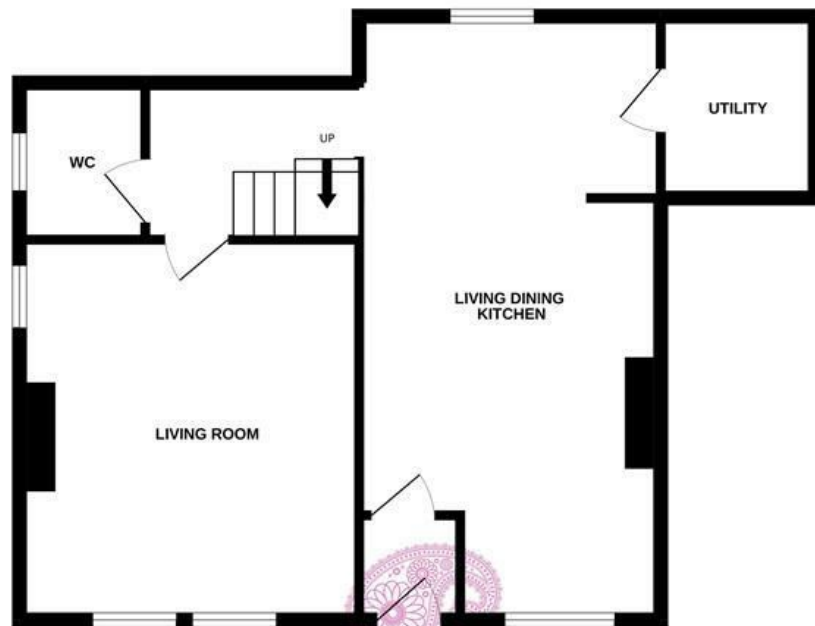
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

MORTGAGES

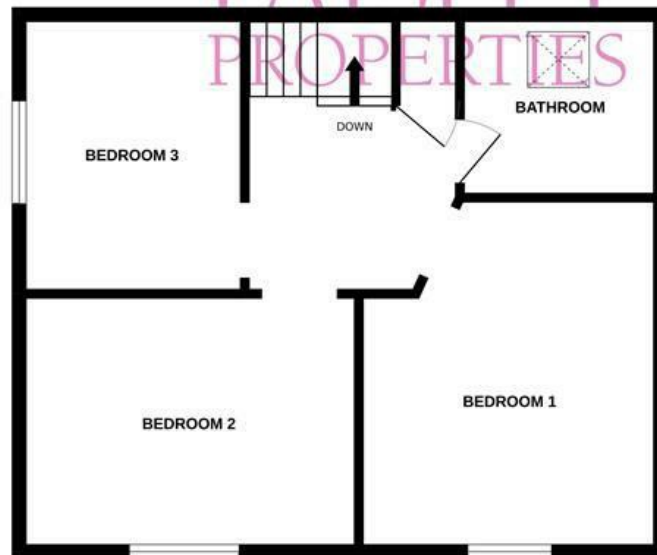
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

