



5 Dartmouth Terrace, Woodsome Road, Farnley Tyas, HD4 6UE

£230,000

**bramleys**



Welcome to Dartmouth Terrace, a charming property located in the highly desirable area of Farnley Tyas in Huddersfield. This delightful 3-bedroom end terrace house offers not just a home, but a lifestyle.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office.

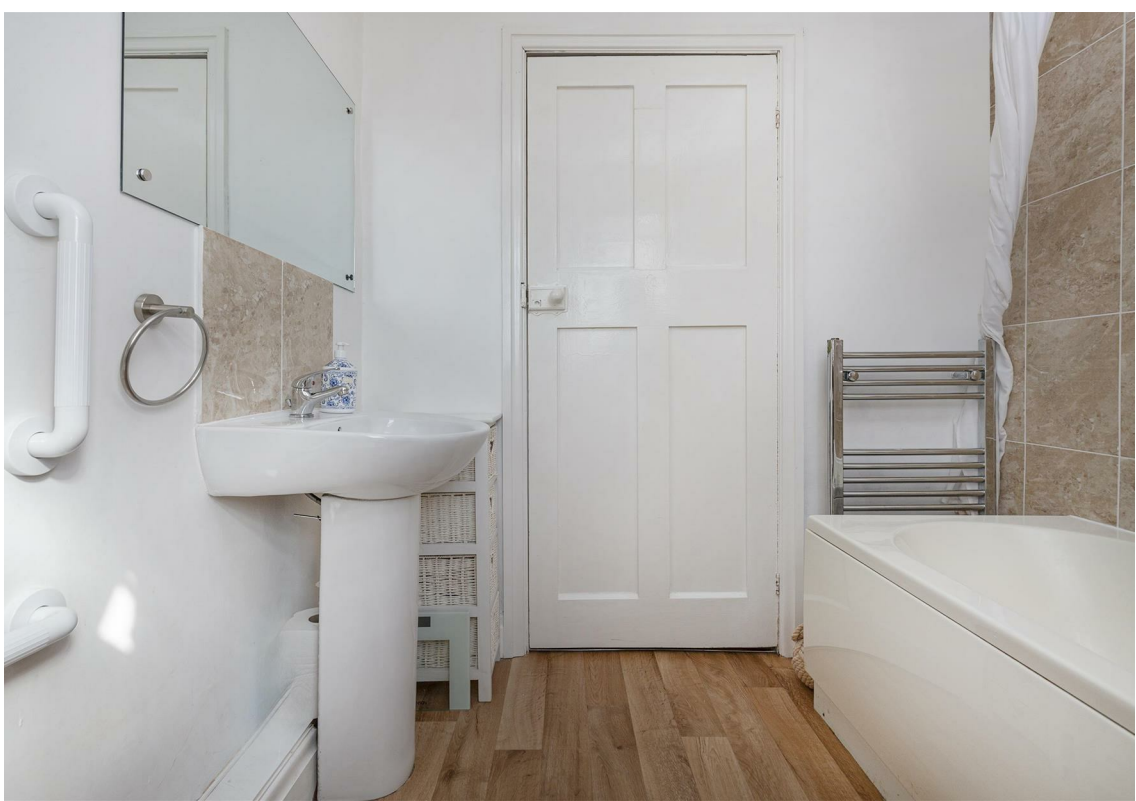
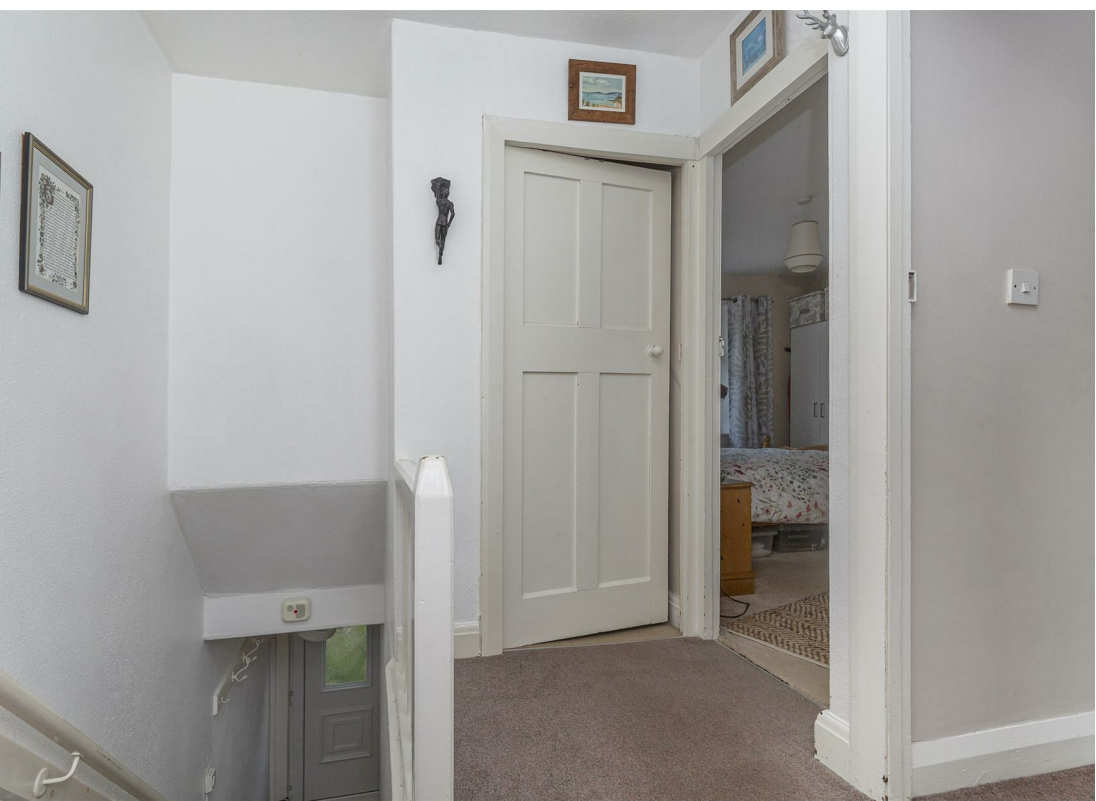
One of the highlights of this property is the outstanding far-reaching views towards the iconic Castle Hill, offering a picturesque backdrop to your everyday life.

With 836 sq ft of living space, this house provides a comfortable and inviting atmosphere for you to make your own. The property also comes with the added benefit of vacant possession, allowing you to move in hassle-free.

Located in a peaceful neighbourhood with no upper chain, Dartmouth Terrace presents a rare opportunity to own a home in a sought-after location without the stress of a lengthy chain. Don't miss out on the chance to make this lovely property your own and enjoy the best of what Farnley Tyas has to offer.









## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Entrance Hall

With a central heating radiator and wood effect laminate flooring.

### Lounge

14'9" x 13'0" (4.50m x 3.96m)

With uPVC double glazed window and situated to the front of the property, with a wooded outlook. There is wood effect laminate flooring, a central heating radiator and picture rail.

### Dining Kitchen

13'2" x 10'4" (4.01m x 3.15m)

Peacefully situated to the rear of the property, with outstanding far reaching rural views. There are a range of wall and base units with laminated work surfaces, part tiled walls and concealed lighting to the wall units. The kitchen also has a gas cooker point, with overhead extractor fan and light, plumbing for a washing machine and dishwasher, inset stainless

steel sink unit with mixer tap and side drainer, twin glass fronted display cabinets, a central heating radiator, uPVC double glazed window and rear access door. An access door leads into a walk-in storage area.

### Walk-in Store

Providing storage space and in turn leads through to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC, pedestal wash basin with cupboards beneath and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

With a central heating radiator and uPVC double glazed window.







### Bedroom 1

13'0" x 11'0" (3.96m x 3.35m)

Situated to the front of the property, having a magnificent wooded outlook. There is a central heating radiator and cast iron period fireplace with tiled hearth.

### Bedroom 2

11'8" x 10'5" (3.56m x 3.18m)

Peacefully situated to the rear of the property, with what can only be described as stunning far reaching views. There is a central heating radiator, uPVC double glazed window, full width fitted wardrobes with sliding part mirrored doors.

### Bedroom 3

9'11" x 6'11" inc bulk-head (3.02m x 2.11m inc bulk-head)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with mixer taps, shower attachment and shower rail with curtain. There are part tiled walls, a uPVC double glazed window and a chrome ladder style radiator.

### OUTSIDE:

The property has gardens to the front and to the rear there are extensive gardens which are predominantly lawned, with garden shed, mature borders of bushes and shrubs. There is a feature arched pergola which leads to a further garden, which again is lawned with wildlife area and mature borders of trees, bushes and shrubs.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All

prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), passing through the traffic lights at Aspley and then bear right into Somerset Road. Continue along Somerset Road which then becomes Northgate, take a right hand turning into Westgate and then a left hand turning into Sharp Lane which then becomes Bank Foot Road. At the conclusion of Bank Foot Road take a right hand turning onto Woodsome Road, shortly before reaching the centre of Farnley Tyas the property can be found on the right hand side identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

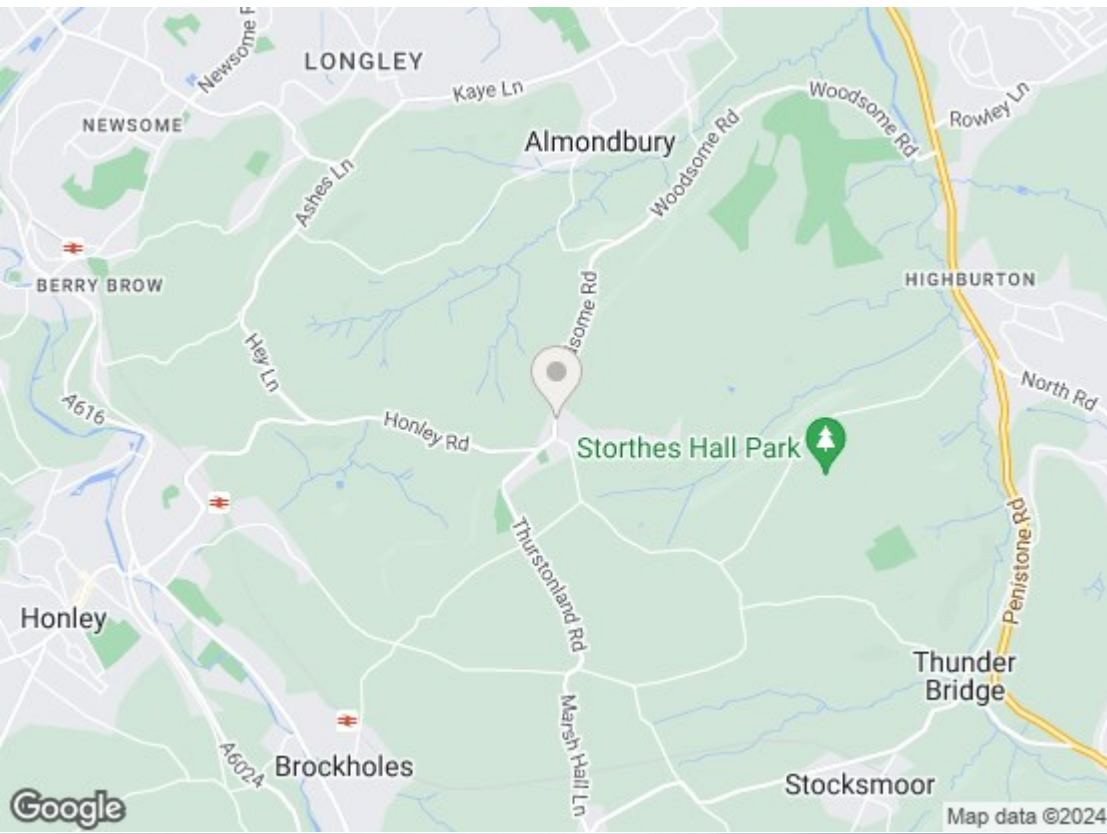
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





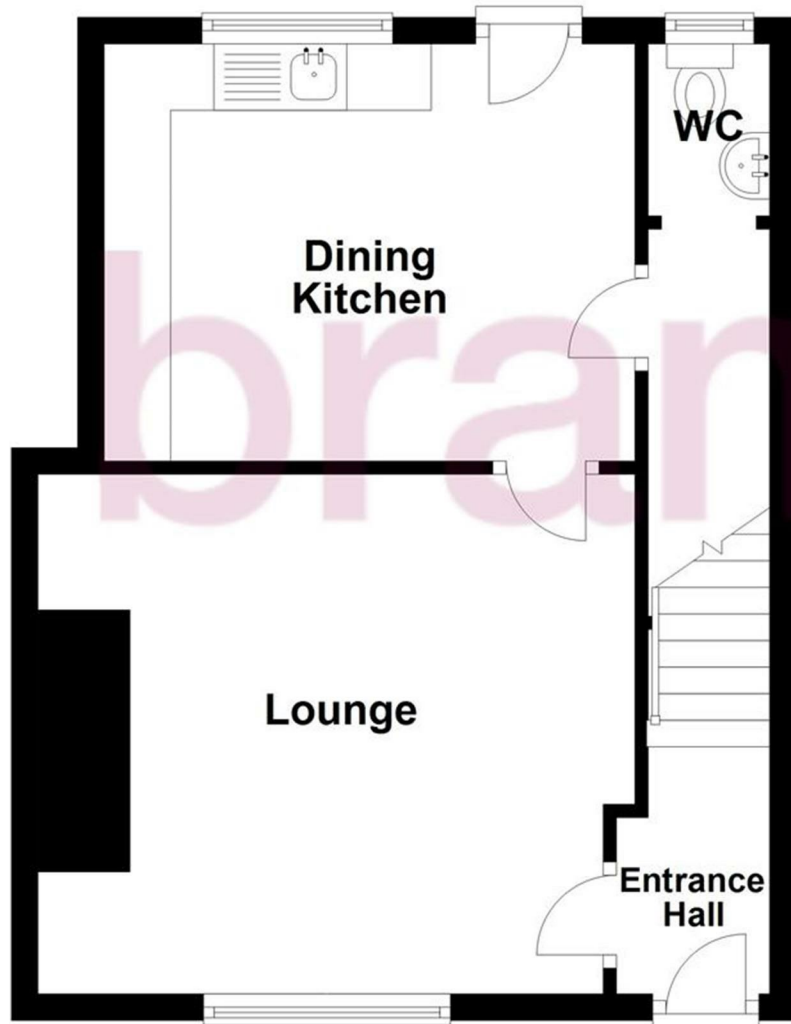




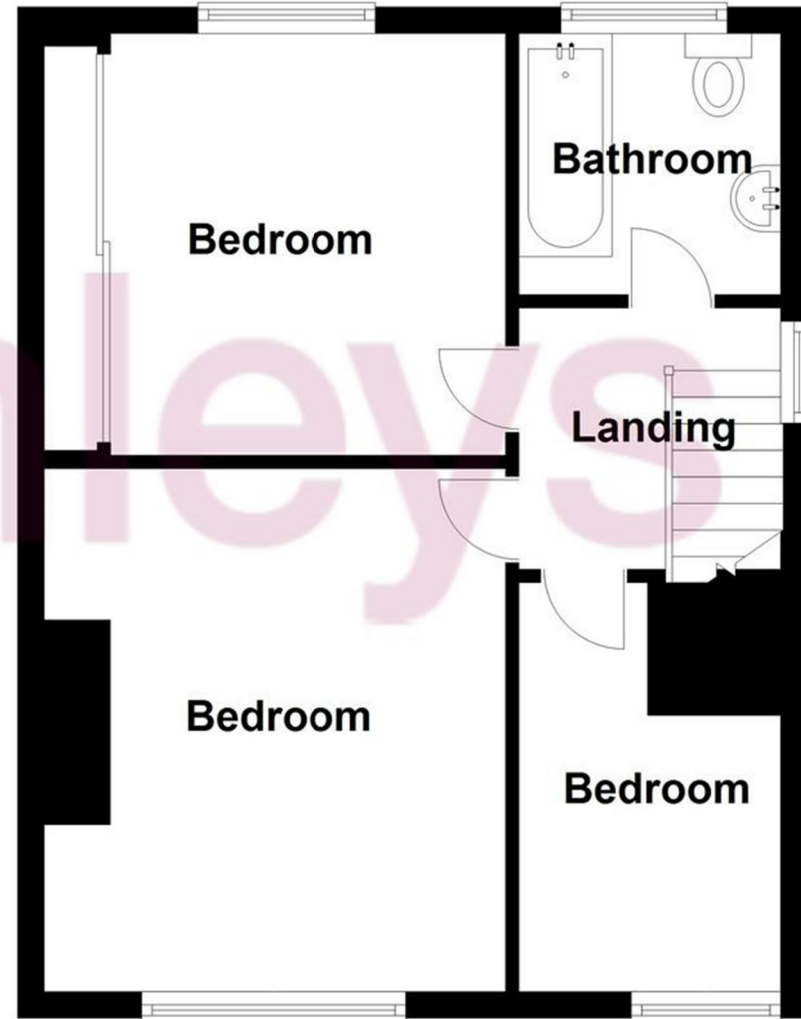




## Ground Floor



## First Floor



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

