



6 Beech Court, Farnley Tyas, Huddersfield, HD4 6AX
£175,000

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This unique 1 bedroomed house, offers contemporary living with a spacious open plan living kitchen area and galleried bedroom with en suite bathroom. The floor-to-ceiling windows to the front elevation allow plentiful light into the modern living space, which would be ideal for entertaining. Having been built and fitted to a high specification, the property has underfloor heating to the ground floor, oak doors and balustrades. Externally, the property has designated parking to the front and bin storage area. Located on a quiet cul-de-sac, the property is handily positioned within the heart of Farnley Tyas village, yet has readily available access to Huddersfield town centre which is approximately 2 miles away. To truly appreciate the unique nature of this property, a viewing is highly recommended.

Energy Rating: C



GROUND FLOOR:

Open Plan Living Kitchen

23'2 x 16'1 (7.06m x 4.90m)

This light and spacious contemporary living space has floor-to-ceiling windows to the front elevation along with an external door. The living space at ground floor has underfloor heating and provides space for dining and a study area. There is an ascending staircase with oak balustrade and a useful storage cupboard which also houses the central heating boiler. The kitchen has a range of base units with complementary working surfaces over and open wall mounted display shelving. There is timber panelling to the ceiling, a sink unit with mixer tap, integrated Zanussi oven, plumbing for a washing machine, 2 ring gas hob with extractor over and space for a tall fridge freezer.

FIRST FLOOR:

Galleried Bedroom

16'1 x 7'7 (4.90m x 2.31m)

This galleried bedroom has an oak balustrade overlooking the living area below, inset ceiling spotlights, electric towel radiator and access to the en suite bathroom.

Bathroom/WC

The current owners have enlarged the original en suite and it now provides open access to the bath which is a Japanese soaking bath and a door which gives access to the WC. Which is fitted with a stainless steel sink with tiled splash back and built-in storage beneath and a low flush WC. There is also tiled flooring.

OUTSIDE:

To the front of the property, there is a block paved driveway providing off road parking along with a designated bin store. We have also been informed by the current owners, that there is a strip of land to the left which is owned by all the residents on the development which can be utilised for storage purposes.

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, Moldgreen and upon reaching the traffic lights at Waterloo keep in the right hand lane and proceed along Penistone Road. Pass the Morrisons superstore on the left hand side and proceed along this road for approximately 2 miles taking a right hand turning onto Woodsome Road. Proceed up the hill and follow the road for approximately 2 miles, on reaching The Golden Cock Public House on the right, take an immediate left into Field Lane and then first right into Beech Court, where the property will be found.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

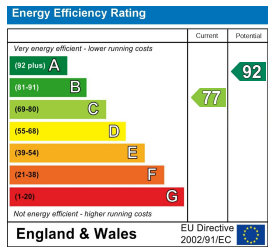
Bramleys have partnered up with a small selection of



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.



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:

- 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.
- 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 insitu 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



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