



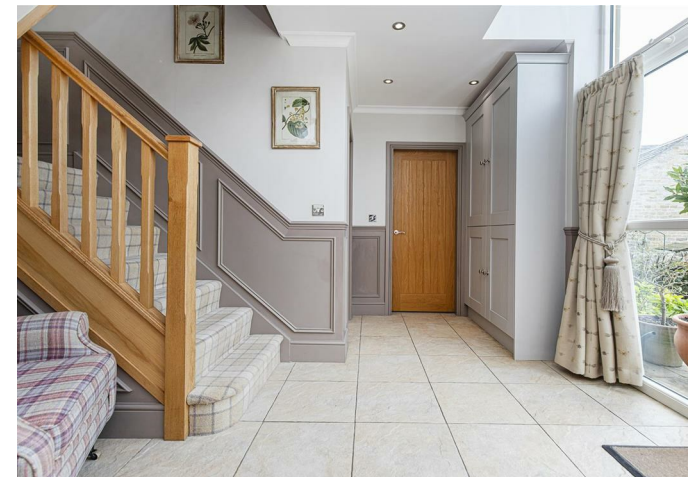
2 Deer Croft, Farnley Tyas, Huddersfield, HD4 6BR  
Asking Price £800,000

bramleys



*Located in the highly desirable and much sought after rural village of Farnley Tyas is this stone built, 5 bedroomed detached property. Boasting ensuite facilities to both the master bedroom and guest suite, 3 further double bedrooms and family bathroom to the first floor, whilst to the ground floor is a living room, spacious dining kitchen, sitting room/study and ground floor cloakroom. Benefitting from under floor heating to the ground floor and gas fired central heating to the first floor, the property is beautifully presented throughout with a range of high quality fixtures and fittings. The property would make an ideal for those with a young and growing family. Only by a personal inspection can one truly appreciate the size, position and quality of this ideal family home.*

*Energy Rating: B*









## GROUND FLOOR:

Enter the property via an arched barn entrance door with sealed unit double glazed panels into:-

### Entrance Hall

Where there is a galleried landing above, tiled flooring, built-in under stairs store cupboard and additional storage cupboards.

### Lounge

18'2" x 15'7" (5.54m x 4.75m)

Peacefully situated to the rear of the property and fitted with sealed unit double glazed windows, a solid fuel stove recessed into a feature fireplace with stone mantle above.

### Study

10'11" x 7'10" (3.33m x 2.39m)

There is a built-in media wall with cupboards beneath, shelving and concealed LED lighting above and sealed unit double glazed windows.

### Dining Kitchen

26'5" x 14'8" (8.05m x 4.47m)

A spacious dining kitchen comprising a range of floor and wall units with granite working surfaces and upstands. There are a range of integrated appliances including 4 ring induction hob with overhead extractor fan and light, dishwasher, 2 separate ovens, wine cooler and microwave. The dining area has French doors opening directly out onto the rear gardens and sunken LED lighting. The dining room is also open plan to a sitting area.

### Sitting Area

10'10" x 7'5" (3.30m x 2.26m)

A light and airy sitting room with velux windows above and full height sealed unit double glazed windows to the rear.

### Integral Garage

16'10" x 9'9" (5.13m x 2.97m)

Fitted with up and over door and power and light points.





## FIRST FLOOR:

### Galleried Landing

A half landing leads to the main galleried landing which has a feature arched barn window.

### Master Bedroom

18'6" max x 16'0" max (5.64m max x 4.88m max )

A spacious master bedroom suite with a central heating radiator, sealed unit double glazed window, feature panelling to the walls and a walk-in dressing room.

### Dressing Room

6'0" x 7'5" (1.83m x 2.26m)

Fitted with a range of hanging and shelving facilities.

### Ensuite Bathroom

Furnished with a 4 piece white suite comprising low flush toilet, pedestal wash basin, freestanding roll top bath with antique style chrome mixer taps and shower attachment and a fully tiled walk-in shower cubicle. There are also twin light points and a chrome ladder style radiator.

### Guest Suite

20'3" x 9'6" (6.17m x 2.90m)

A most spacious double bedroom with 3 velux windows with additional sealed unit double glazed window to the rear and a central heating radiator.

### Ensuite Shower Room

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and fully tiled corner shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator and velux window.



### Bedroom

11'1" x 11'10" (3.38m x 3.61m)

Situated to the rear of the property and fitted with a central heating radiator, sealed unit double glazed window and ceiling coving.

### Bedroom

11'0" x 10'5" (3.35m x 3.18m)

Situated to the front of the property and having sealed unit double glazed windows, a central heating radiator and built-in 4 door wardrobes with hanging and shelving facilities with additional drawer units.

### Bedroom

11'4" x 7'10" (3.45m x 2.39m)

Situated to the front of the property and having a central heating radiator and sealed unit double glazed window.

### Bathroom

Furnished with a 4 piece suite comprising low flush toilet, wash basin, bathtub and shower cubicle. There is also a double glazed window and a chrome ladder style radiator.

## OUTSIDE:

To the front, there are lawned gardens with flowerbed borders and a seating area together with a driveway leading to the garage. To the side is a private hot tub and seating area and to the rear is a large lawned garden.

## 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.





### 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.

### VIEWINGS:

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through Aspley and taking a right turn onto Somerset Road and stay on this road as it becomes Northgate and Fenay Lane. Take the right turn onto St Helens Gate and another right turn onto St Helens Gate again. Proceed straight ahead at the crossroads and upon reaching the T-junction, turn right onto Woodsome Road. Upon reaching Farnley Tyas, take a left turn onto Field Lane and the third right turn onto Deer Croft where the property can be clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band G







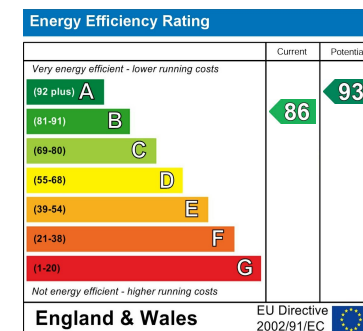




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 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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