



5 Beech Court, Farnley Tyas, Huddersfield, HD4 6AX  
Reduced To £290,000

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Tucked away on a private cul-de-sac, in the desirable area of Farnley Tyas is this stone built, 2 bedroom property. Featuring a modern living kitchen with AGA, double glazed windows with slate sills, ceramic tiling and exposed wooden beams, the property blends traditional charm with modern comfort. Situated in this peaceful rural setting, the property provides an ideal home for the professional couple or downsizer alike. Offered for sale with no upper chain and vacant possession upon completion, the property requires an internal viewing to truly appreciate the position and quality of accommodation on offer which briefly comprises:- entrance hall, cloakroom/WC, living kitchen, first floor landing, master bedroom with en suite shower room and second bedroom with en suite bathroom.

Externally the property has off road parking to the front and an enclosed garden to the rear.

Energy Rating: B





## GROUND FLOOR:

Enter the property via an external door.

### Entrance Hall

With a door into the cloakroom/WC and staircase rising to the first floor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity wash basin. There is also a double glazed window to the front elevation with slate sill.

### Living Kitchen

19'5" x 13'1" (5.92m x 3.99m)

The focal point of the living area is the wood burning fire with slate hearth and stone mantel above. There is also a double glazed window to the front elevation with slate sill and a useful understairs storage cupboard which houses the

entrance heating boiler. To the kitchen area there are a range of shaker style wall, drawer and base units, quartz worktops and upstands and a Belfast sink. Integral appliances include an AGA range cooker with oven, fridge freezer and dishwasher. There is a double glazed window to the rear elevation with slate sill and double glazed French doors which give access to the rear garden.

## FIRST FLOOR:

### Landing

Fitted with a central heating, loft access point and doors into:-

### Master Bedroom

13'3" x 8'10" (4.04m x 2.69m)

Fitted with a central heating radiator, built-in wardrobes with shelving and hanging space, double glazed window to the rear and access to the en suite. There is also a cupboard which houses the hot water cylinder.

### En suite Bathroom

Furnished with a 3 piece suite comprising a low flush WC, wall hung vanity wash basin and a panelled bath. There is full tiling to the walls, a heated towel rail and double glazed window to the front elevation.

### Bedroom 2

12'4" x 8'2" (3.76m x 2.49m)

With a built-in wardrobe which provides hanging and shelving space, a central heating radiator, double glazed window to the front elevation and access to the en suite.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wall hung vanity sink unit and shower with glass shower screen and a rainfall showerhead. There is full tiling to the walls, a central heated towel rail and a double glazed window to the side elevation.



### OUTSIDE:

To the front of the property there are shrub borders and a gate which leads to the side and rear elevations. The property also has an allocated parking area to the side. To the rear there is a flagged patio area ideal for al-fresco dining, a low maintenance garden which stretches down the side. The rear garden has a mixture of timber fencing and stone walled boundaries.

### 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 on the far left.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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:

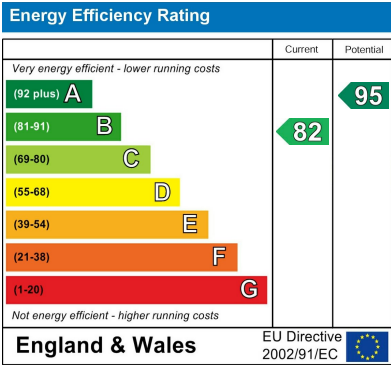
Please call our office to book a viewing 01484 530361.











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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