



Sycamore Barn, Field Lane, The Village

Farnley Tyas, Huddersfield, HD4 6UD

O.I.R.O
£725,000

REDUCED FOR TWO WEEKS ONLY

A very special detached family home tucked away right in the middle of this picturesque village with a beautiful and extremely private garden. Jam packed with character, including galleried hallway and double height lounge with solid fuel stove and exposed roof trusses, the house is at the heart of the community just a short walk from the popular local pub and beautiful country walks. Briefly comprises hallway, farmhouse dining kitchen, lounge, oak framed garden room, family room, utility and down stairs wc. To the first floor are four double bedrooms, two with en-suites and family bathroom. Integral garage, off road parking and much loved garden. NO VENDOR CHAIN.

Sycamore Barn, Field Lane, The Village

Farnley Tyas, Huddersfield, HD4 6UD



- FOUR DOUBLE BEDROOM CHARACTER BARN CONVERSION
- VERY PRIVATE HEART OF VILLAGE LOCATION
- THREE RECEPTION ROOMS AND LUXURY DINING KITCHEN
- GROUND FLOOR WC, FAMILY BATHROOM AND TWO EN-SUITES
- BEAUTIFUL ENCLOSED SECLUDED SUN TRAP GARDEN
- INTEGRAL GARAGE AND GATED DRIVEWAY PARKING
- NO VENDOR CHAIN

Entrance

WC

5'11" x 4'0" (1.80m x 1.22m)

Family Room

18'4" x 12'6" (5.59m x 3.81m)

Dining Kitchen

29'4" x 14'11" (8.94m x 4.55m)

Living Room

23'7" x 15'8" (7.19m x 4.78m)

Garden Room

13'10" x 9'4" (4.22m x 2.84m)

Utility

10'2" x 7'0" (3.10m x 2.13m)

First Floor Landing

Master Bedroom

17'8" x 12'6" (5.38m x 3.81m)

Ensuite

11'9" x 6'0" (3.58m x 1.83m)

Bedroom 2

13'2" x 10'11" (4.01m x 3.33m)

Ensuite

13'2" x 5'9" (4.01m x 1.75m)

Bedroom 3

12'3" x 8'6" (3.73m x 2.59m)

Bedroom 4

12'5" x 8'11" (3.78m x 2.72m)

Bathroom

8'5" x 6'6" (2.57m x 1.98m)

Integral Garage

18'2" x 8'0" (5.54m x 2.44m)

Parking

Garden

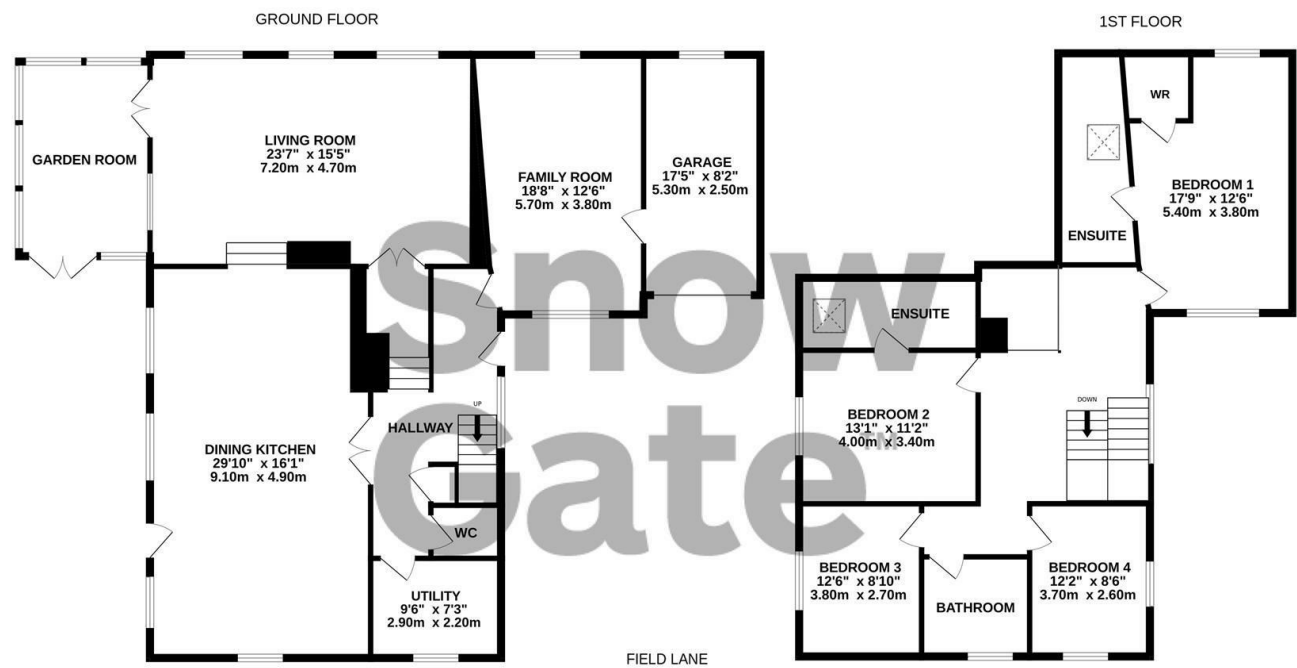


Directions

The property is situated in the heart of Farnley Tyas village, tucked away along Field Lane heading towards the open countryside.

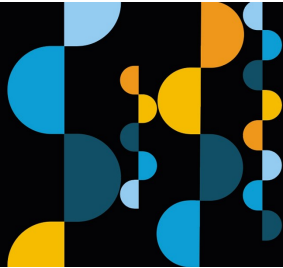
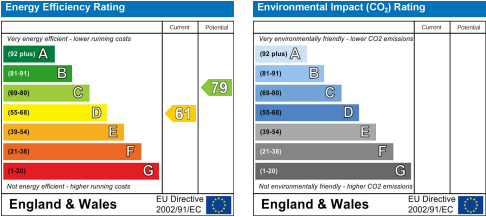


Floor Plan



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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Estate
agency
done
properly

Snow
Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800
Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801
snowgate.co.uk