2 Keepers Way, Farnley Tyas, Huddersfield, HD4 6BE

Offers Over £300,000

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Enjoying a quiet cul-de-sac location is this immaculately presented three bedroom stone built semi detached, linked by garage, cottage. Located within the centre of this sought after and well-regarded semi-rural village and offering the perfect blend of traditional charm with modern home comforts.

The property boasts high quality fixtures and fittings, under floor heating and oak internal doors.

An ideal home for a professional couple or those wishing to downsize, the accommodation comprises a lounge with feature wood burning stove, dining kitchen with integrated appliances, Silestone worktops and French doors leading out to the low maintenance patio garden, and a downstairs WC. On the first floor, there are three bedrooms and a modern 3 piece bathroom, which also has under floor heating.

Externally, there is parking for two vehicles to the front.

Only by an internal inspection can one truly appreciate the position and quality of accommodation on offer.

GROUND FLOOR:

Enter the property via a timber external door.

Lounge

20'2 max inc stairs 17'1 min x 10'5 (6.15m max inc stairs 5.21m min x 3.18m)

Having a feature multi-fuel stove which stands upon a deep stone flagged hearth. An arched wooden double glazed window overlooks the frontage and provides plenty of natural light. At the far end is a staircase with oak spindles, beneath which is a good-sized storage cupboard. This also benefits from under floor heating.

Dining Kitchen

20'2" x 9'4" (6.15m x 2.84m)

An oak door leads into the dining kitchen, which runs the full length of the property, making a large open-plan eating and entertaining space. Also having under floor heating beneath a tiled floor and an extensive range of quality wall and base units with Silestone worktops and matching upstands. There is an undermounted 1.5 bowl stainless steel sink, Siemens five-ring induction hob with a filter hood above, integrated dishwasher and washer dryer, a frost free fridge and freezer and Siemens ovens, one of which is a combination oven and microwave. The worktops extend to create a breakfast bar and there is LED lighting, coving to the ceiling and a wooden double glazed window. The adjoining dining area can accommodate a formal dining table and has French doors leading out into the enclosed garden. Access can be gained to the downstairs WC.

Cloakroom/WC

Having a Heritage 2 piece suite comprising of a pedestal wash hand basin and low flush WC. There is also a continuation of the floor tiling with underfloor heating and an extractor fan.

FIRST FLOOR:

Landing

From the living room, a staircase rises to the first floor landing, which has oak balustrading, ceiling downlighting and a rear wooden double-glazed window. There are oak internal doors to all the rooms on this level.

Master Bedroom

11'1" ext to 12'8" x 10'11" (3.38m ext to 3.86m x 3.33m)

This double bedroom is positioned at the front of the property, with a built-in wardrobe with sliding doors, a wooden double-glazed window, coving to the ceiling and a central heating radiator.

Bedroom 2

9'9" x 9'0" (2.97m x 2.74m)

This second double bedroom is positioned at the front of the property, fitted with a wooden double glazed window and a central heating radiator. There is also a drop-down ladder which gives access to handy storage within the partly boarded loft, which also has lighting.

Bedroom 3

8'10" x 7'9" (2.69m x 2.36m)

This comfortable single bedroom is positioned to the rear of the property, having a wooden double-glazed window and a central heating radiator.

Bathroom

The bathroom has electric under floor heating and a Heritage suite which comprises of a bath with glazed shower screen and a waterfall style shower fitting over, pedestal wash hand basin and low flush WC. The floor is tiled and there is ceiling downlighting and an extractor fan. A large storage cupboard extends over the staircase and houses the boiler for the central heating system. This room also has a chrome ladder style radiator.

OUTSIDE:

At the front of the property, there is side-by-side parking along with access to external water. At the rear of the property, there is an enclosed patio area with perimeter dry stone walling, provision for a rotary clothes drier and an external power socket.

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 second right into Keepers Way where the property can be found on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

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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 on 01484 530361.

Roland

Ground Floor

First Floor

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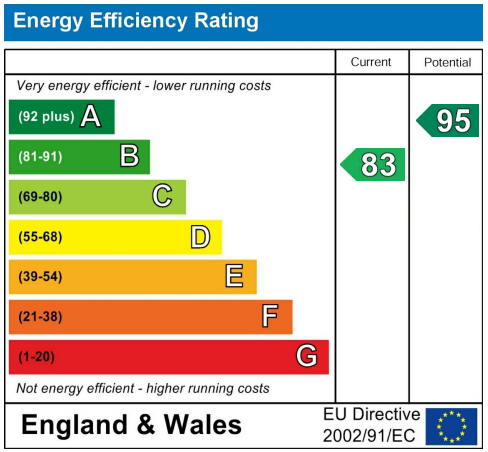
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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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