

bramleys



5 Deercroft
Field Lane
Farnley Tyas
Huddersfield
HD4 6UD



Price: £347,000

Professionalism with Independence



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An opportunity has arisen to purchase a 3 bedroomed cottage on the prestigious Beech Farm development in Farnley Tyas. The property has an open plan living/dining kitchen area, 3 bedrooms, family bathroom and downstairs cloakroom. This newly built cottage is constructed out of stone and slate which reflects the historical character of the surrounding cottages and barns. Located in the picturesque village of Farnley Tyas which is surrounded by beautiful greenbelt countryside, this property would ideally suit those wishing to enjoy countryside living yet have readily available access to the major trading centres of Yorkshire. The property has the benefit of a 10 year NHBC warranty and there will be an allowance of 7.5% of the purchase price in respect of kitchens and bathrooms from Ellis Furniture where they have a dedicated designer and a Huddersfield showroom to help you decide on the best layouts and materials.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Accessed via a hardwood external door into the entrance hall which is open plan into the living/dining kitchen area.

Cloakroom



Living Dining Kitchen

7.04m x 6.86m (23'1" x 22'6")

Housing a flue for the provision of a wood burning stove.



FIRST FLOOR:

Landing

Giving access to all first floor rooms.

Bedroom 1

4.60m x 3.18m (15'1" x 10'5")



Bedroom 2

3.79m x 2.82m (12'5" x 9'3")

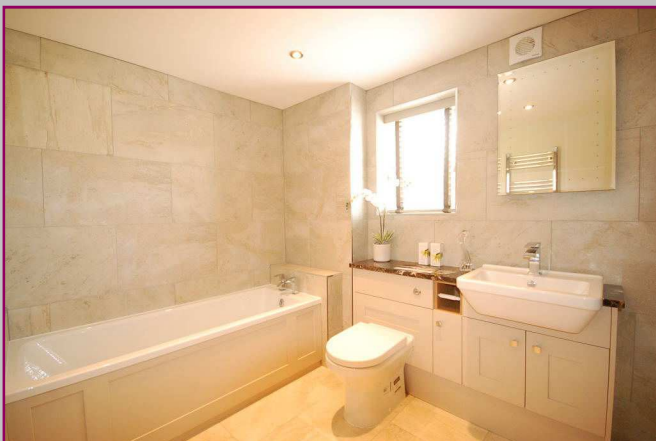


Bedroom 3

2.82m x 2.67m (9'3" x 8'9")



Bathroom



PLEASE NOTE:

All photographs used are for illustration purposes only.

INTERNAL DOORS & WOODWORK:

Exquisite panelled internal doors will be complemented by contemporary satin chrome ironmongery including lever handles and back plates.

HEATING & HOT WATER:

An A+ rated gas fired central heating boiler will power the heating system which will incorporate under floor heating to the ground floor and Stelrad radiators to the first floor with individual thermostatic valves. All bathrooms to the first floor will benefit from electrically operated under floor heating.

ELECTRICAL/AUDIO:

Sky Plus TV/FM points will be fitted to the kitchen and principal rooms with dimmer switches, again, in chrome to the lounge and master bedrooms. Smoke and heat detectors will be supplied to comply with building regulations. Each of the principal rooms will be complemented by brushed chrome fittings in keeping with the contemporary styling.

SECURITY:

The properties will be supplied with up to date security systems including locking windows and the garaging will have manually operated vertical boarded timber doors.

OUTSIDE:

The property will be constructed out of natural coursed stone with slate roofing, solid hard wood timber external doors with complementary furniture and hardwood double glazed windows. The property will have a landscaped garden with stone boundary walls, block paved access roads will seamlessly blend to the matching driveways. There will be a lawned garden to the front and rear with topsoil borders and external lighting to both the front and the rear with outside power point and water tap.

BOUNDARIES AND 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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

RELATED SALE DISCOUNT:

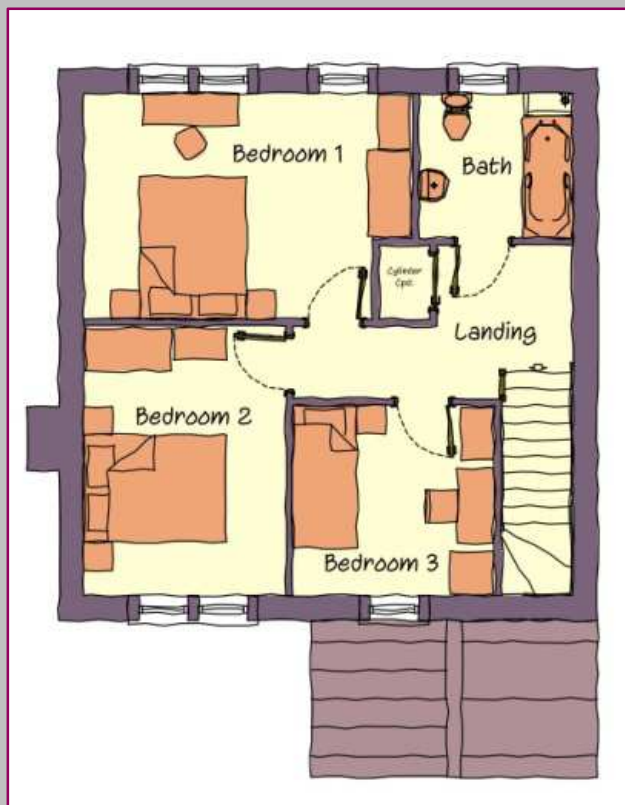
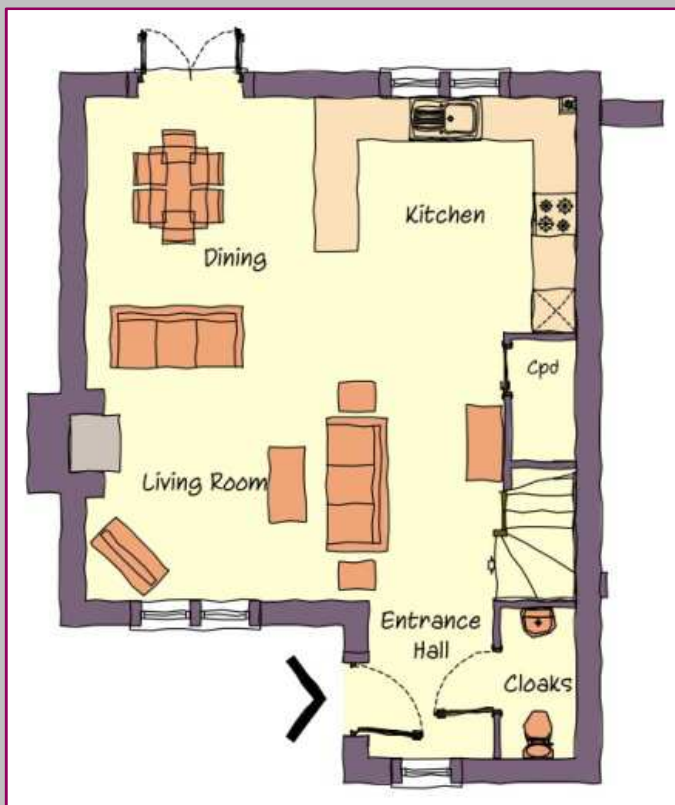
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

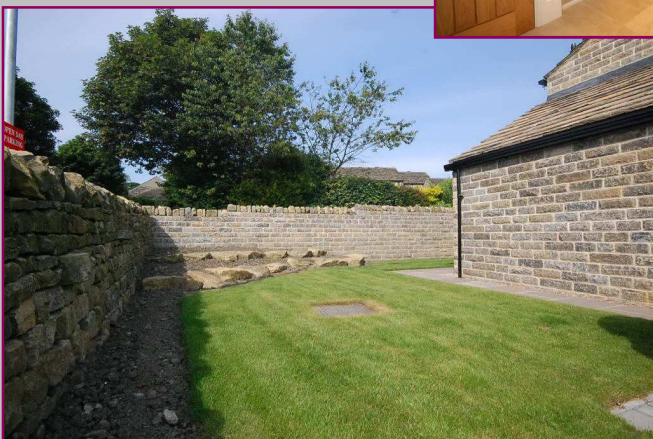
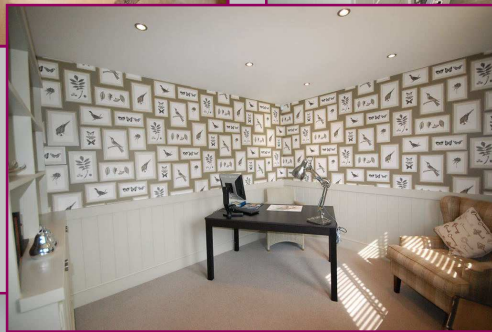
ON-LINE CONVEYANCING SERVICE:

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.

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 Farnley Line which is signposted Farnley Tyas. Proceed along this road and upon the conclusion of the road take a left hand turning in the village and the first left hand turning onto Manor Road. Once on Manor Road take a left hand turning onto Manor Drive where the property is located on the left hand side.







PROPERTY MISDESCRIPTION ACT 1991

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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