



Snow Gate™

Estate
agency
done
properly



Manor Road

Farnley Tyas, Huddersfield, HD4 6UL

A fantastic opportunity to purchase this three bedroom detached barn conversion in this extremely sought after and picturesque village with beautiful views and plenty of potential for extension and improvement. The property is tucked away down Manor Road and is just a short walk from beautiful rural walks and the local pub. The level plot offers scope for garaging and/or extension without detracting from the plot. Available with no vendor chain the accommodation briefly comprises hallway, downstairs wc, lounge, dining kitchen, garden room and utility. To the first floor are three bedrooms, master with ensuite and a family bathroom.

O.I.R.O £550,000

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- THREE BEDROOM DETACHED BARN CONVERSION IN LARGE GARDENS
- BEAUTIFUL VILLAGE LOCATION AND COUNTRYSIDE VIEWS
- PLENTY OF SCOPE FOR EXTENSION AND IMPROVEMENT
- ELECTRIC GATED OFF ROAD PARKING AND POTENTIAL FOR GARAGING
- LARGE NEWLY FITTED DINING KITCHEN, HUGE LOUNGE AND GARDEN ROOM
- NO VENDOR CHAIN

Entrance

Downstairs WC

5'3" x 2'9" (1.60m x 0.84m)

Lounge

22'7" x 16'11" (6.88m x 5.16m)

Dining Kitchen

24'3" x 12'11" (7.39m x 3.94m)

Garden Room

12'3" x 11'6" (3.73m x 3.51m)

Utility

8'3" x 6'3" (2.51m x 1.91m)

Ensuite

10'1" x 5'1" (3.07m x 1.55m)

Bedroom 2

9'10" x 8'11" (3.00m x 2.72m)

Bedroom 3

9'7" x 9'0" max (2.92m x 2.74m max)

Bathroom

9'4" x 6'2" (2.84m x 1.88m)

Garden

Parking

First Floor Landing

Master Bedroom

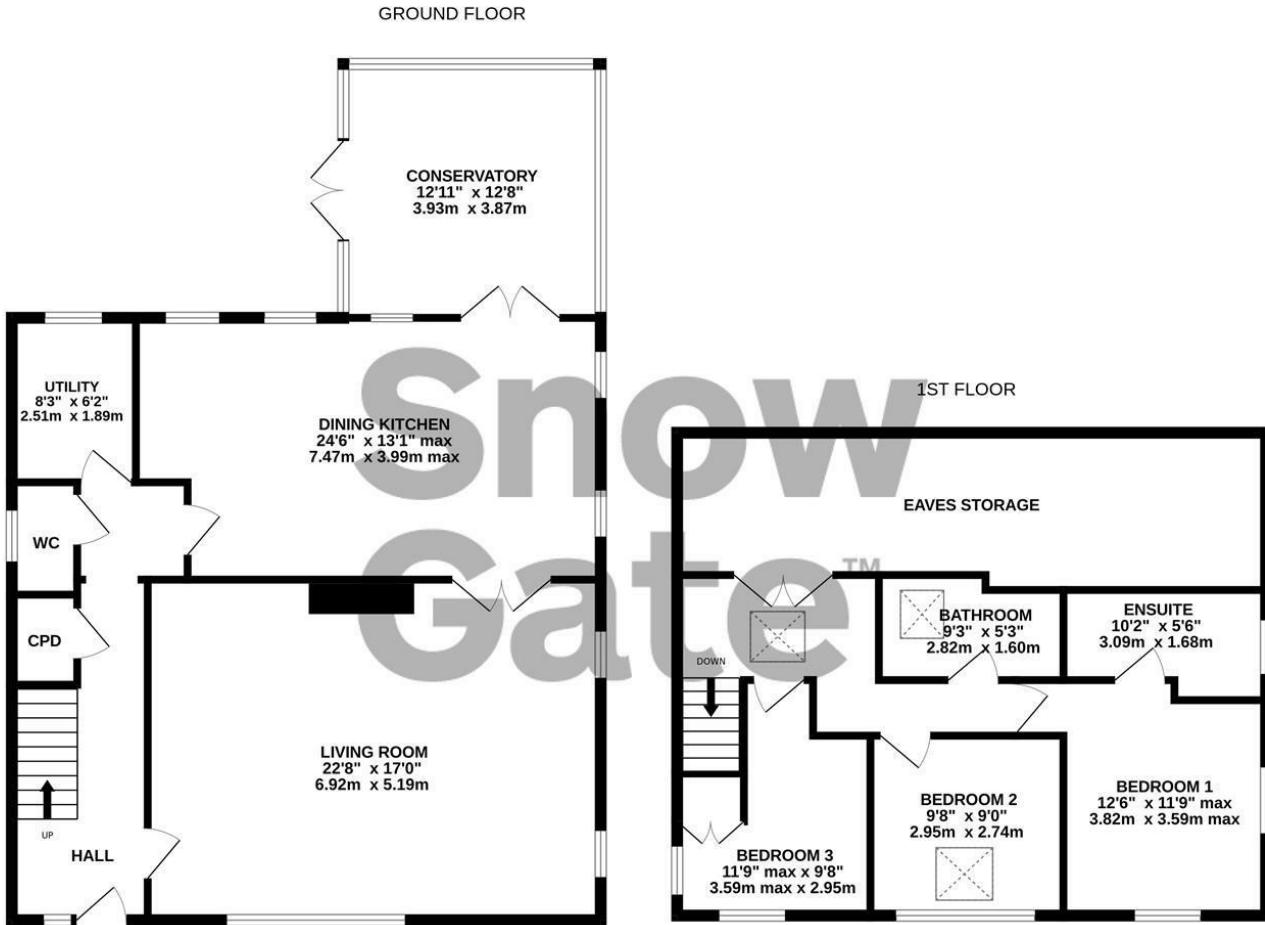
11'7" x 10'1" (3.53m x 3.07m)



Directions



Floor Plan

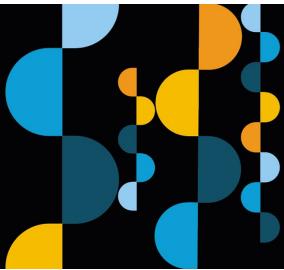


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	79	(69-80) C	
(55-68) D	69	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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