



## 3 Beech Court

Farnley Tyas, Huddersfield, HD4 6AX

A beautiful three bedroom picture postcard modern/traditional stone built cottage in the heart of this picturesque village convenient for Holmfirth, Huddersfield and surrounding villages. The local pub is a two minute walk away and stunning rural walks are on the doorstep. The immaculate and tastefully presented accommodation briefly comprises lobby area, lounge, dining kitchen and ground floor WC/cloakroom. To the first floor are three bedrooms and a family bathroom. A superb opportunity to live in this amazing village with popular primary school and thriving community.

£318,500

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- SUPERB THREE BEDROOM MODERN CHARACTER COTTAGE
- SOLID FUEL STOVE IN THE STONE LOUNGE FIREPLACE AND MULLION WINDOWS
- PICTURE POSTCARD VILLAGE LOCATION A SHORT WALK FROM THE LOCAL PUB
- FARMHOUSE STYLE DINING KITCHEN WITH INTEGRAL APPLIANCES AND QUARTZ WORK TOPS
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- TWO OFF ROAD PARKING SPACES AND SMALL COTTAGE SEATING GARDEN

## Entrance

## Lounge

20'8" x 10'1" (6.30m x 3.07m)

## Dining Kitchen

20'3" x 9'4" (6.17m x 2.84m)

## WC/Cloakroom

5'5" x 3'0" (1.65m x 0.91m)

## First Floor Landing

## Master Bedroom

12'8" x 10'11" (3.86m x 3.33m)

## Bedroom 2

9'10" x 9'0" (3.00m x 2.74m)

## Bedroom 3

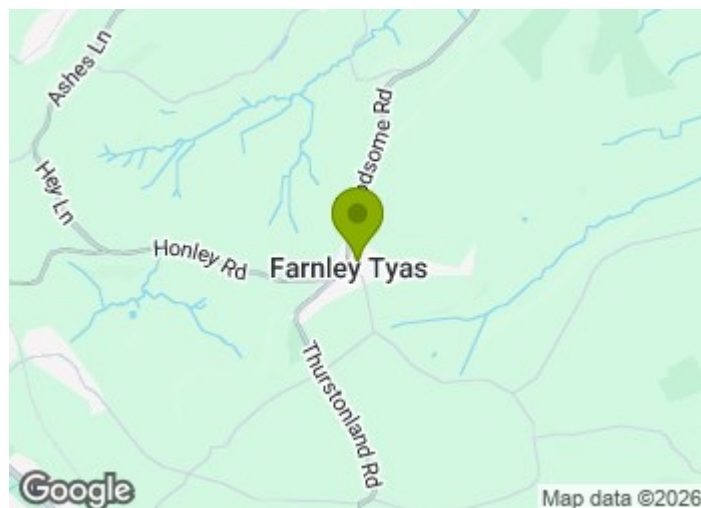
8'10" x 7'10" (2.69m x 2.39m)

## Family Bathroom

6'3" x 5'6" (1.91m x 1.68m)

## Off Road Parking

## Garden



## Directions



