



## The Old Tannery, 86a Town Moor Lane

Thurstonland, Huddersfield, HD4 6XF

**FURNISHED/UNFURNISHED:** A gorgeous three bedroom detached barn conversion set in private grounds with breathtaking local views, a large garden (maintenance included) and plenty of off road parking. Until recently a very popular AIRBNB the property has undergone a comprehensive programme of modernisation and is finished to the highest standard. The open plan living accommodation and dining kitchen have integrated appliances and the lounge area a solid fuel stove. Briefly comprises entrance hallway, two ground floor double bedrooms and bathroom, open plan living accommodation and first floor master bedroom with ensuite. A short walk to the popular local pub. Available Early July.

**£1,750 Per Calendar Month**

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- STUNNING THREE BEDROOM DETACHED BARN CONVERSION
- OPEN PLAN LIVING ACCOMMODATION
- WONDERFULLY PRIVATE VILLAGE LOCATION. WITH FAR REACHING VIEWS
- LOADS OF OFF ROAD PARKING AND LARGE (CARED FOR) GARDEN
- RECENTLY RENOVATED/MODERNISED THROUGHOUT
- FURNISHED OR UNFURNISHED - AVAILABLE EARLY JULY

## Entrance

### Shower Room

7'10" x 4'11" (2.39m x 1.50m)

### Bedroom 1

17'2" x 9'10" (5.23m x 3.00m)

### Bedroom 2

13'3" x 7'6" (4.04m x 2.29m)

## First Floor

### Open Plan, lounge, dining room and kitchen

24'10" x 13'5" (7.57m x 4.09m)

### Bedroom 3

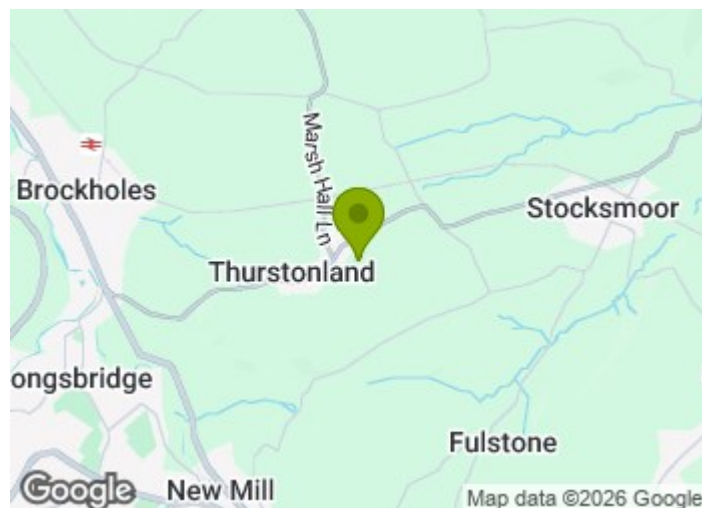
10'0" x 8'4" (3.05m x 2.54m)

### Ensuite

6'6" x 3'3" (1.98m x 0.99m)

## Garden

### Parking



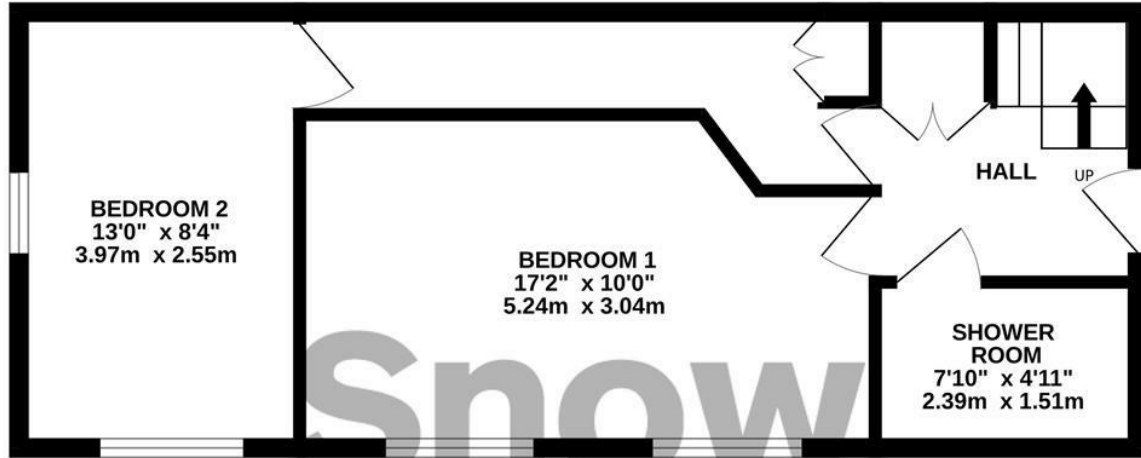
## Directions

From the memorial in the centre of Thurstonland head along Town Moor Lane towards Stocksmoor. Turn right along a private driveway just before 84 Tanyard. The Old Tannery can be found at the end of the private driveway.



# Floor Plan

## GROUND FLOOR

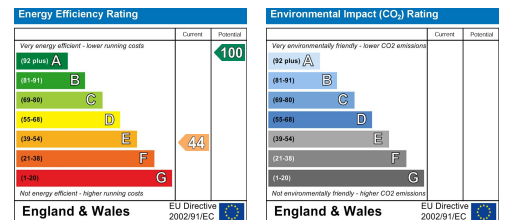


## 1ST FLOOR



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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