



44 Manor Road, Farnley Tyas, Huddersfield, HD4 6UL
£280,000

bramleys

NO UPPER CHAIN

This Grade II listed, 2 bedroom character cottage is situated in the highly sought after village location of Farnley Tyas. Set at the conclusion of Manor Road, the property enjoys superb far reaching views, whilst being surrounded by similar style properties and adjacent countryside.

Forming an ideal purchase for the professional couple or downsizer alike. The property provides accommodation comprising:- 2 reception rooms, modern fitted kitchen, lower ground floor cellar, first floor landing, 2 good sized bedrooms and a modern 3 piece bathroom. Externally the property has a small outbuilding to the side (only pedestrian access to the front door through the gate - no parking)

There is the option to purchase 2 parking spaces which are located within a car park opposite, however this is by separate negotiation and not included within the property sale.

An early viewing is recommended to appreciate the space, position and potential this property has to offer.

Energy Rating: E



GROUND FLOOR:

Enter the property through a timber external door into:-

Entrance Hall

Lounge

17'5" x 11'4" (5.31m x 3.45m)

This spacious reception room has a feature Inglenook fireplace with heavy stone cheeks and mantel, inset ceiling spotlights, a central heating radiator, understairs storage cupboard and stone mullion windows to the front elevation. An open doorway leads through to the kitchen.

Kitchen

11'10" x 11'6" (3.61m x 3.51m)

This good sized kitchen is fitted with wall and base units, part tiled walls, a 5 ring gas hob, built-in oven, overhead extractor fan and light, stainless steel sink unit with mixer taps and side drainer.

Sitting Room

17'4" x 10'6" (5.28m x 3.20m)

Another spacious reception room, fitted with a stone mullion window to the front elevation, central heating radiator and former fireplace which is now boxed in and has a stone hearth.

LOWER GROUND FLOOR:

Cellars

FIRST FLOOR:

Landing

Bedroom 1

18'0" x 10'11" (5.49m x 3.33m)

A super master bedroom which has inset ceiling spotlights, stone mullion windows, built-in wardrobes and a central heating radiator.

Bedroom 2

11'6" x 9'1" (3.51m x 2.77m)

With a built-in wardrobe, stone mullion windows which provide superb far reaching views, inset ceiling spotlights and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a concealed flush WC, hand wash basin and

panelled bath with overhead shower and shower screen. There are also part tiled walls, an extractor fan, window to the rear elevation and a fully tiled floor.

OUTSIDE:

There is an outbuilding to the side of the property.

Please note, there is only pedestrian access through the gate to the front door. There are no rights of access/use over the courtyard for any other purpose, as this belongs to another property.

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.

Parking Spaces

Please note, there are two parking spaces located in a car park opposite the property. There are not included within the sale, however can be purchased by separate negotiation.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642), Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights in Waterloo take the right hand lane into Penistone Road. Continue in the direction of Highburton and take a right hand turning into Woodsome Road in the direction of Farnley Tyas. Continue for approximately 1½ miles until reaching the village of Farnley Tyas and at the T-Junction proceed straight ahead. Shortly after take a left hand turning into Manor Road and follow this until the road bears to the left. The property will be found on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold - Please note, the property currently forms part of a larger title. This will be split on completion of the sale.

COUNCIL TAX BAND:

C

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.

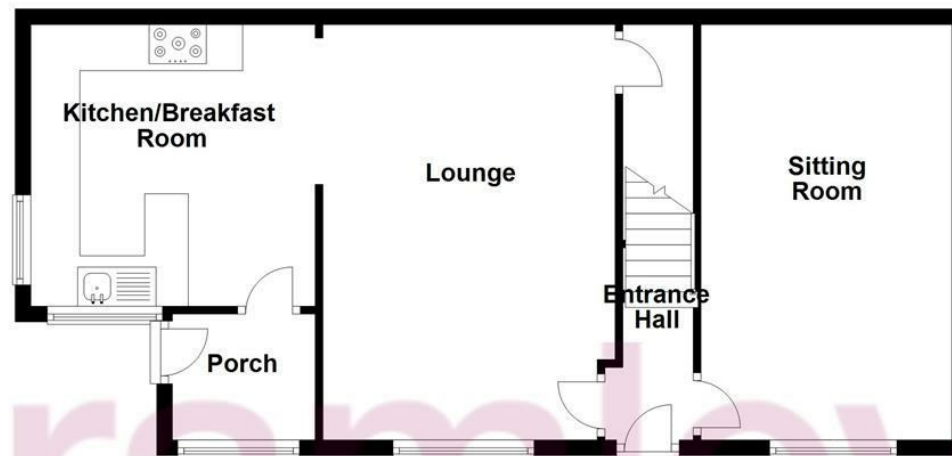
PLEASE NOTE:

- Please note that, under charity law, the vendor (a registered charity) is required to consider all offers, even those received after deadline for offers expires, and to accept the offer which can proceed on the best obtainable terms. Any successful bidder who is subsequently outbid will be allowed to make a counter-offer within a reasonable deadline set by the vendor.

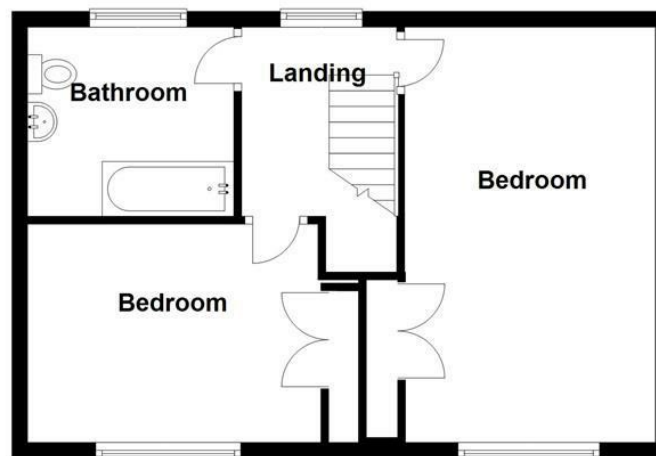




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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