



34A Butts Road, Farnley Tyas, Huddersfield, HD4 6TZ
Asking Price £450,000

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This superb 4 bedroom, stone built detached property is situated in the highly desirable semi-rural village of Farnley Tyas. Adjoining woodland to the rear, the property boasts 4 bedrooms, 2 reception rooms and a dining kitchen. With modern conveniences such as gas fired central heating, uPVC double glazing and a detached double garage. The property is situated in a highly sought after residential setting within Farnley Tyas village, with good access for rural walks, well regarding local schooling and most daily requirements can be satisfied in the shopping areas of Honley and Holmfirth.

Energy Rating: C





GROUND FLOOR:

A covered entrance porch gives access to the timber and glazed entrance door, with leaded and sealed unit double glazed panels.

Entrance Hall

With a central heating radiator and in turn a further door provides access into the lounge.

Lounge

22'0" x 12'0" max (6.71m x 3.66m max)

This spacious through lounge has a uPVC double glazed window to the front and uPVC French doors to the rear patio. There are 2 central heating radiators, 2 wall light points, a gas and coal living flame set on to a marble hearth and backdrop with Adams style surround and mantel.

Dining Room

12'0" x 9'6" (3.66m x 2.90m)

Having a uPVC double glazed window and central heating radiator.

Breakfast Kitchen

13'9" x 12'0" (4.19m x 3.66m)

Peacefully situated to the rear of the property, having a range of wall and base unit with laminate work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, split level oven and grill, integral dishwasher, Asterite 1.5 bowl sink unit with mixer taps and side drainer, uPVC double glazed windows, a central heating radiator and timber side access door.

Utility Room

7'5" x 7'5" (2.26m x 2.26m)

Having a stainless steel sink unit with base cupboard beneath, plumbing for a washing machine, part tiled walls, a central heating radiator and a uPVC double glazed window.

FIRST FLOOR:

Galleried Landing

With a uPVC double glazed window and built-in linen cupboards.



Master Bedroom

14'8" x 11'10" inc en suite (4.47m x 3.61m inc en suite)

Peacefully situated to the rear of the property with a wooded aspect, having uPVC double glazed windows, central heating radiators, a range of fitted 6 door wardrobes with hanging and shelving facilities, adjacent drawer units and overhead bedhead storage cupboards.

En suite Shower Room

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, vanity wash bowl with drawer units beneath and chrome mixer tap, and a corner shower cubicle. There is graphite central heating radiator/towel rail and uPVC double glazed window.

Bedroom 2

10'9" x 11'11" (3.28m x 3.63m)

Having a central heating radiator and uPVC double glazed window. There are built-in 3 door wardrobes with hanging and shelving facilities, together with central drawer units.

Bedroom 3

10'5" x 11'11" (3.18m x 3.63m)

With a central heating radiator and uPVC double glazed window.

Bedroom 4

8'7" x 11'9" (2.62m x 3.58m)

Having fitted 4 door wardrobes with hanging and shelving facilities, central drawer units, central heating radiator and uPVC double glazed windows to the front.

Bathroom

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush WC, vanity wash basin with cupboards beneath and corner bath. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

The property has a tarmac side driveway which leads down the side of the property to the rear, where there is a parking apron for 4/5 vehicles and in turn leads to the detached stone built double garage. The rear gardens are flagged, with raised flowerbed borders, mature bushes and shrubs.

Garage

With an up and over door, power and light points.

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.

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 Woodsome Road. Proceed up the hill and follow the road for approximately 2 miles, on reaching The Golden Cock Public House on the right, bear right into The Village and then bear left into Butts Road. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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:

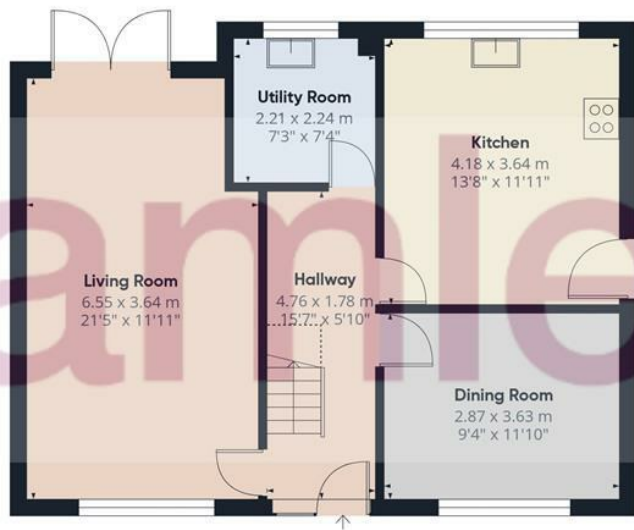
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1

Approximate total area⁽¹⁾

122.9 m²
1322 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

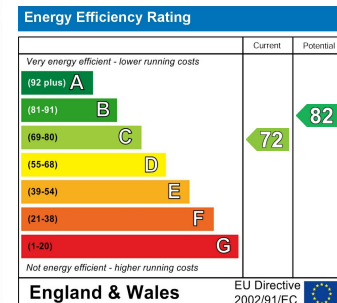
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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