

martin-thornton.com

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**Keepers Way, Farnley Tyas
Huddersfield,**

Offers over £350,000

This well-appointed, contemporary three-bedroom stone built cottage is located in the centre of this popular and well-regarded semi-rural village. The property is presented to a high standard throughout and has ground floor under floor heating and oak internal doors. It would make a wonderful home for buyers of all age groups. The accommodation comprises a living room with a wood burning stove, a dining kitchen with integrated appliances and French doors leading out to the enclosed garden, and a downstairs WC. On the first floor, there are three bedrooms and a bathroom, which also has under floor heating. The property has a gas-fired central heating system, under floor heating to the ground floor (and bathroom), wood double-glazing and a security system. Externally, there is parking for two vehicles and an enclosed patio area.

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Living Room

An external wooden door with a high level glazed panel gives access into the living room. This reception room is positioned at the front of the property and is particularly well presented with neutral decor. The focal point to the room is a multi-fuel stove, standing upon a deep stone flagged hearth. A large arched window overlooks the frontage and provides plenty of natural light. At the far end is a staircase with oak spindles, beneath which is a good-sized storage cupboard. There is plenty of space for furniture and coving to the ceiling. This room benefits from under floor heating.



Dining Kitchen

A feature oak door leads into the dining kitchen, which runs the full length of the property, making a large open-plan eating and entertaining space. It has under floor heating beneath floor tiling. The stylish kitchen area has Silestone worktops with matching upstands and a sunken one-and-a-half bowl stainless steel sink. There is a Siemens five-ring induction hob with a filter hood above, an integrated dishwasher and washer dryer, a frost free fridge and freezer and Siemens ovens, one of which is a combination oven and microwave. The worktops extend to create a breakfast bar and there is LED lighting, coving to the ceiling and a window. The adjoining dining area can accommodate a formal dining table and has French doors leading out into the enclosed garden. There are plenty of sockets and switches. Access can be gained to the downstairs WC.





Details

Downstairs WC

This room has a Heritage two-piece suite comprising a pedestal wash hand basin and a low-level WC. There is a continuation of the floor tiling with under floor heating and an extractor fan.



First Floor Landing

From the living room, a staircase rises to the first floor landing, which has oak balustrading, ceiling downlighting and a rear double-glazed window. There are oak internal doors to all the rooms on this level.



Bedroom One

This large double bedroom is positioned at the front of the property and has a built-in treble wardrobe with sliding doors, the centre one being mirror fronted. There is a double-glazed window, coving to the ceiling and a radiator.





Bedroom Two

This double bedroom is positioned at the front of the property and has a double-glazed window, coving to the ceiling and a radiator. A drop-down ladder gives access to handy storage within the partly boarded loft, which also has lighting.



Bedroom Three

This single bedroom is positioned at the rear of the property and has a double-glazed window, coving to the ceiling and a radiator.





Details

Bathroom

The bathroom has electric under floor heating and a Heritage suite with appropriate tiled surrounds. The bath has a glazed shower screen and a waterfall style shower fitting over. There is a wide pedestal wash hand basin and a low-level WC. The floor is tiled and there is ceiling downlighting and an extractor fan. A large storage cupboard extends over the staircase and houses the boiler for the central heating system. The room has an upright chrome ladder style radiator.



External Details

At the front of the property, there is side-by-side parking along with access to external water. At the rear of the property, there is an enclosed patio area with perimeter dry stone walling, provision for a rotary drier and an external power socket.



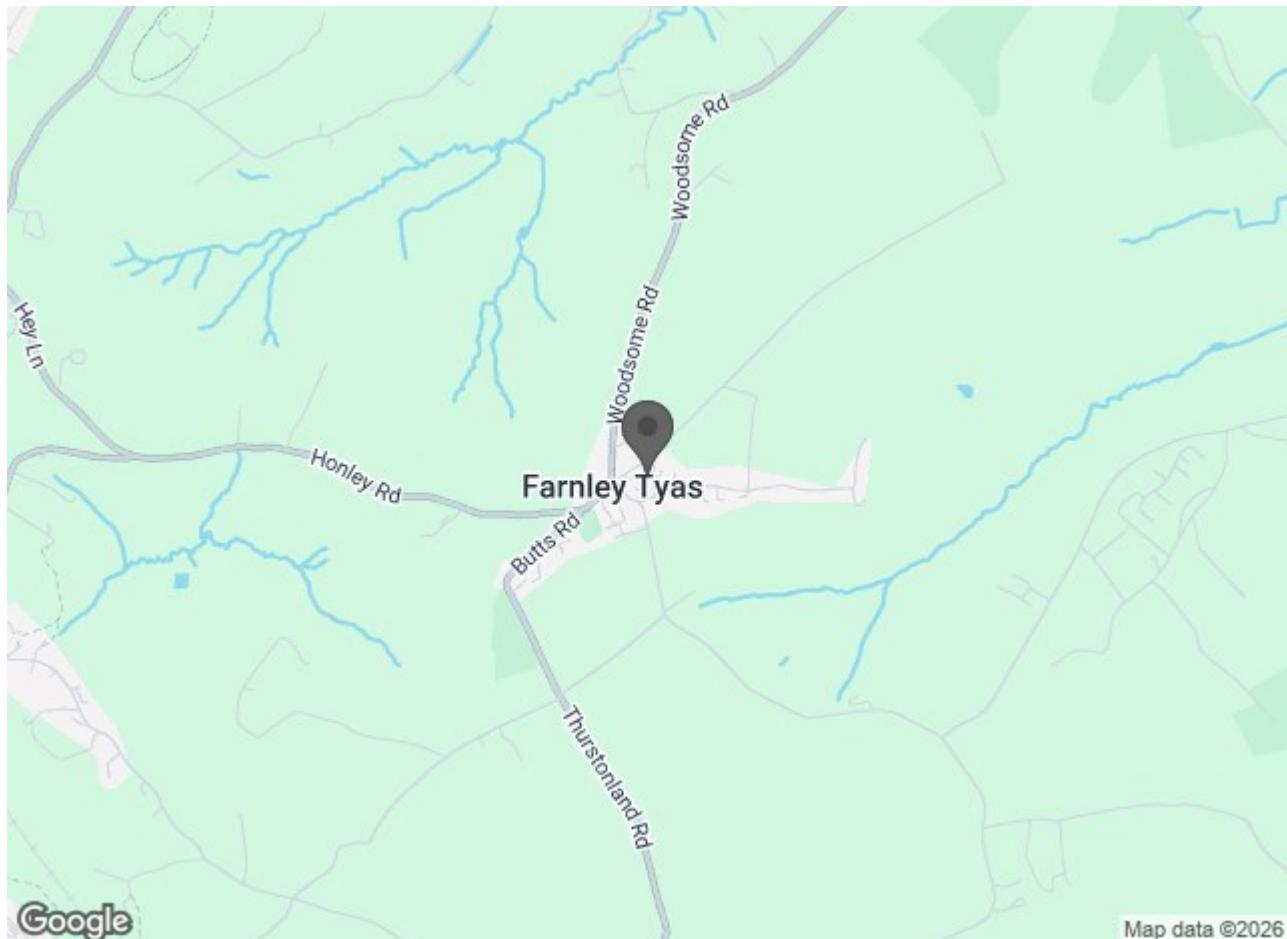
Tenure

The vendor informs us that the property is freehold.

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Huddersfield,**



Directions



**Martin
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ESTATE AGENTS

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