

# bramleys



2 Park Mews  
(Plot 8)  
Farnley Tyas  
HD4 6BX

Price: £795,000

*Professionalism with Independence*



14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361

*Beautifully crafted select development of bespoke, architecturally designed family homes. The range of renovated and new build properties are constructed from natural coursed stone with natural stone features, stone slate roof and soft timber double glazed windows. Externally there are block paved driveways and boundary walls constructed from natural stone or close boarded fencing. Internally the properties will be finished to the highest specification with oak internal doors, contemporary chrome ironmongery, low voltage downlighters to kitchen and bathrooms, brushed chrome fittings to principal ground floor rooms and allowances for kitchens and bathrooms.*

*This large corner plot has a south facing garden with far reaching views, full height glazing to the living kitchen which has bi-fold doors and the master suite benefits from a balcony with which to enjoy the spectacular views. Having a contemporary feel to the rear elevation the front elevation has a more traditional appeal. The open plan living kitchen provides the perfect space to entertain with bi-fold doors opening out onto the rear garden, there are 2 further reception rooms, making this property an ideal purchase for the family buyer. To the first floor there is a master suite with dressing area, en suite and patio doors which give access to the glazed balcony, there are 3 further double bedrooms, a jack and jill en suite and spacious family bathroom.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

Entrance Hall

Cloakroom/WC

Study

3.10m x 4.04m (10'2" x 13'3")

Lounge

5.31m x 5.11m (17'5" x 16'9")

Living/Dining Kitchen

6.93m x 6.91m (22'9" x 22'8" max.)

Utility

3.05m x 2.62m (10'0" x 8'7")

Integral Garage

#### FIRST FLOOR:

Landing

Master Suite

8.31m x 4.17m (27'3" x 13'8")

Dressing Area

2.90m x 1.93m (9'6" x 6'4")

En suite Shower Room

Bedroom 2

3.81m x 4.47m (12'6" x 14'8")

Jack and Jill En suite Shower Room

Bedroom 3

3.89m x 3.2m (12'9" x 10'6")

Bedroom 4

4.06m x 2.74m (13'4" x 9'0")

Bathroom

#### OUTSIDE:

The garden will be turfed with natural stone and close boarded fencing. A block paved driveway provides off road parking and gives access to the double width integral garage.

#### PLEASE NOTE:

The property will also come with its own electric car charging point.

#### PARK FARM - SPECIFICATION:

##### Kitchens

Bespoke fitted kitchen with Ellis furniture.

Ceramic tiled flooring with upstands to kitchen area and an allowance of £30/sqm.

##### Bathrooms

Bespoke designed bathroom furniture from Ellis furniture.

Bathroom fittings from Atlas Bathrooms.

Ceramic floor tiled and skirting upstands, with an allowance of £30/sqm.

With half tiling to the wall and full tiling to the shower cubicle with an allowance of £25/sqm.

#### ALLOWANCE:

Kitchen and bathroom combined allowance of £55,000.

##### Heating and Hot Water

Heating will be provided via an A+ rated gas fired boiler, feeding under floor heating to the ground floor.

Stelrad soft line radiators to the first floor with individual thermostatic valves.

Electric underfloor heating to bathrooms at first floor.

##### Internal Doors and Woodwork

Oak vertically panelled doors.

Ironmongery to be contemporary chrome lever handles on back plates.

Painted large section skirting boards, architrave and plinth blocks.



### Electrical

Brushed chrome fittings to principle ground floor rooms.  
Low voltage chrome downlighters for ceiling lights to ceilings in kitchens, bathrooms and en suites.  
Smoke detectors to comply with building regulations.  
Heat detectors to kitchens.

### Security

Manually operated vertically timber boarded garage doors.  
House alarms.  
Window locks.

### BOUNDARIES AND 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.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE CONVEYANCING SERVICE:

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.

### 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 Farnley Line which is signposted Farnley Tyas. Proceed along this road and upon the conclusion of the road take a left hand turning in the village and the first left hand turning onto Manor Road. The entrance to Park Farm can be found on the right hand side.

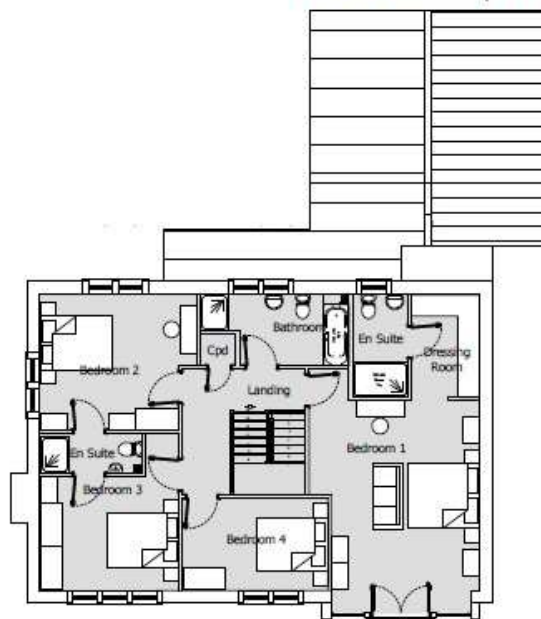


## 8 Park Farm

Ground Floor - Proposed



First Floor - Proposed



Floor Areas	
Ground Floor Area =	110.53 m <sup>2</sup> (1189.73 sq.ft.)
First Floor Area =	104.60 m <sup>2</sup> (1125.90 sq.ft.)
Garage Floor Area =	36 m <sup>2</sup> (452.10 sq.ft.)
<b>Total Floor Area =</b>	<b>251.13 m<sup>2</sup> (2703.14 sq.ft.)</b>

**RADCLIFFE**  
www.radcliffe.co.uk

**FARNLEY ESTATES**



### PROPERTY MISDESCRIPTION ACT 1991

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:

- 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.
- 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



www.bramleys.com

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Ravensworth Digital 08701 125307

14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361 f: 01484 432318  
e: info@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF  
t: 01422 260000 f: 01422 260010  
e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU  
t: 01422 374811 f: 01422 378762  
e: elland@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 f: 01924 411020  
e: heckmondwike@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF  
t: 01924 495334 f: 01924 499193  
e: mirfield@bramleys1.co.uk