

bramleys



14 Manor Road
Farnley Tyas
Huddersfield
HD4 6UL

£625,000

Professionalism with Independence



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Having been renovated and extended by the current owners, this stone built family home enjoys far reaching views over the surrounding countryside, as well as having a south facing garden. Located in one of Huddersfields most prestigious addresses, Manor Road in Farnley Tyas, this beautifully extended 4 bedroom semi detached property has a large integral single garage, 2 reception rooms, breakfast kitchen, 4 double bedrooms and 4 piece family bathroom. The spacious master bedroom with en suite benefits from views over the countryside. The property has been done to a high standard with modern fitted kitchen with Corian working surface and a wealth of integrated appliances, multi fuel stove, gas fired central heating system and solid wood double glazing. To truly appreciate the quality, size and location of this property, an internal viewing is highly recommended. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a solid wood external door with glazed side panel into:-

Entrance Hall

Having oak floor, central heating radiator, inset ceiling spotlights and access to the integral garage.

Cloakroom/WC

Furnished with a 2 piece white suite incorporating low flush WC and vanity sink unit with tiled splashback. There is a sealed unit double glazed window, inset ceiling spotlights, oak flooring and a central heating radiator.

Lounge

5.26m x 3.96m (17'3" x 13'0")

This well proportioned lounge has glazed patio doors and side panels leading out onto a patio seating area. The focal point of the room is an inset solid fuel stove with brick surround and stone hearth with mantel.



Breakfast Kitchen

4.78m x 3.96m (15'8" x 13'0")

Having a comprehensive range of wall and base units with complementary Corian working surface and splashback. There is an integrated 4 ring AEG induction hob with extractor over, integrated double NEFF electric oven, integrated fridge freezer, dishwasher and 1½ bowl sink with mixer tap.



The kitchen also has inset ceiling spotlights, central heating radiator, oak floor, sealed unit double glazed window and a centre island provides a breakfast bar with seating for 5 and further units with a Corian working surface over. A solid wood stable door gives access to the rear garden.

Dining Room

3.28m x 4.24m (10'9" x 13'11")

Having a sealed unit double glazed window, central heating radiator and feature fire surround with wood mantel above, brick backdrop and stone hearth. A door gives access to the lower ground floor cellar.



Utility Room

3.15m x 1.37m (10'4" x 4'6")

Having a range of base units and larder cupboard, working surfaces, sink with drainer and mixer tap, space for a washing machine and tumble dryer. There is a sealed unit double glazed window, wooden floor and central heating radiator.

FIRST FLOOR:

Landing

Bedroom 2

3.33m x 4.88m (10'11" x 16'0")

This well proportioned double bedroom has 2 sealed unit double glazed windows, central heating radiator, inset ceiling spotlights and a feature fire surround.



Bathroom

Furnished with a 4 piece white suite incorporating low flush WC, inset bath, double shower cubicle and vanity sink unit. The walls are partially tiled, there are inset ceiling spotlights, heated towel rail, Karndean flooring and sealed unit double glazed window.



Bedroom 3

4.93m x 3.18m (16'2" x 10'5")

Having 2 sealed unit double glazed windows, central heating radiator and inset ceiling spotlights.



Master Bedroom

4.83m x 4.57m (15'10" x 15'0")

This well proportioned bedroom has 2 sealed unit double glazed windows with a south facing view, overlooking the rear garden and fields beyond. There is a central heating radiator, inset ceiling spotlights and access to the en suite.



Bedroom 4

2.87m x 4.88m (9'5" x 16'0")

Having 2 sealed unit double glazed windows overlooking the rear garden and fields beyond. There is also a central heating radiator, inset ceiling spotlights and feature fire surround.

En suite Bathroom

Furnished with a 4 piece white suite incorporating low flush WC, inset bath, double shower cubicle and vanity sink unit. The walls are partially tiled, there is a sealed unit double glazed window, Karndean flooring, inset ceiling spotlights and heated towel rail.

OUTSIDE:

To the front of the property there is a low maintenance cottage garden which has slate chippings and dry stone walling to the boundary. There is a driveway which provides parking for 2 cars and leads to a single integral garage. To the rear of the property accessed from the kitchen and lounge, there is a predominantly lawned rear garden with Indian stone patio and drystone walling. This south facing garden also has views of the surrounding countryside and beyond.



COUNCIL TAX BAND:

D

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.

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. 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 SERVICES:

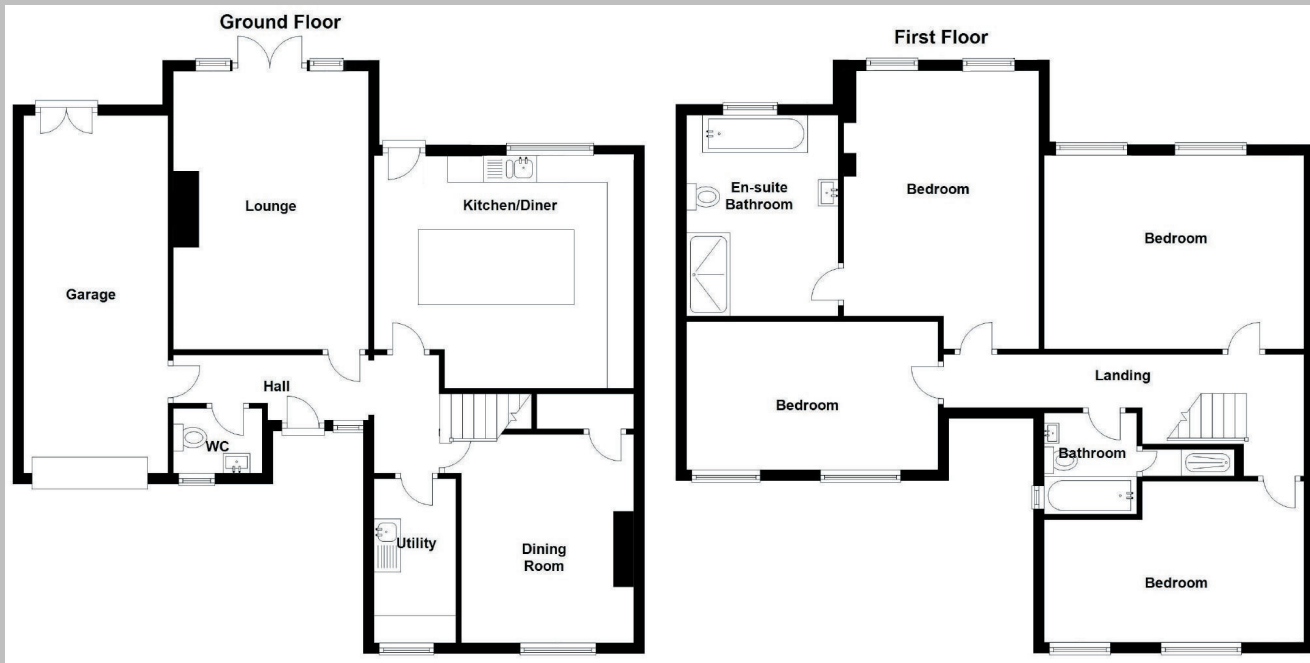
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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 where the property can be found on the right hand side.







Energy Performance Certificate

14, Manor Road, Farnley Tyas, HUDDERSFIELD, HD4 6UL

Dwelling type: Semi-detached house
Date of assessment: 31 May 2018
Date of certificate: 31 May 2018

Reference number: 8148-7625-0800-4979-6972
Type of assessment: RdSAP, existing dwelling
Total floor area: 180 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,251
Over 3 years you could save	£ 1,158

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 558 over 3 years	£ 279 over 3 years	<p>You could save £ 1,158 over 3 years</p>
Heating	£ 3,276 over 3 years	£ 2,553 over 3 years	
Hot Water	£ 417 over 3 years	£ 261 over 3 years	
Totals	£ 4,251	£ 3,093	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current 67 **Potential** 82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 489
2 Floor insulation (suspended floor)	£800 - £1,200	£ 288
3 Low energy lighting for all fixed outlets	£220	£ 240

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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:

- 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 in situ 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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