



Applegate  
Properties



- Modern detached property
- Four bedrooms
- Extended accommodation
- Select residential development

**Manor Drive, Farnley Tyas, Huddersfield, HD4 6AQ**  
**Offers Over: £485,000**

A modern, stylish and extended four bedroom detached with garage in select small development within one of Huddersfield's premier villages.



## PROPERTY DESCRIPTION

Occupying an enviable position nestled within the heart of the most sought after semi rural village of Farnley Tyas is this extended detached property. Affording well planned and contemporary four bedroom accommodation which includes high quality fittings throughout, this premium detached property may suit the needs of the young family or indeed professional couple, having highly regarded village school and popular pub within the village as well as stunning countryside and walks on the doorstep. Being easily accessible for Holmfirth, Huddersfield and surrounding areas, the property includes gas central heating, double glazing and briefly comprises: spacious Hallway with understairs store, cloaks/w.c, spacious open plan Living Dining Kitchen including fitted kitchen with integrated appliances, Living space with feature fireplace and log burning stove and dining space with double doors to garden. An integral garage with useful Utility room behind completes the versatile ground floor living space.

First Floor: a generous landing leads to four bedrooms, the principal having En suite shower room and additional House Bathroom both furnished with high quality modern suites.

Externally, wrap around gardens, designed for ease of maintenance with paved and thoughtfully planted areas encompassed by an attractive stone wall boundary and including off street parking before the garage.

Internet Connection: We are advised that while the village does have Fast Fibre Broadband, the vendors continue to utilise a Satellite link provided by Stix Satellite Services at a cost of approx. £30 pcm. Any prospective purchasers are advised to make their own enquiries as to speeds prior to purchase.

EPC: B Tenure: Freehold Council Tax: E

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract until the correct form of identification is sighted. Please contact our office on 01484 682000 for any further clarification or





Approx Gross Internal Area  
147 sq m / 1583 sq ft



Ground Floor  
Approx 77 sq m / 828 sq ft

First Floor  
Approx 70 sq m / 755 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

#### Copyright

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm

Sunday - CLOSED