Snow Gate™

Estate agency done properly









3 Beech Court

Farnley Tyas, Huddersfield, HD4 6AX

A beautiful three bedroom picture postcard modern/traditional stone built cottage in the heart of this picturesque village convenient for Holmfirth, Huddersfield and surrounding villages. The local pub is a two minute walk away and stunning rural walks are on the doorstep. The immaculate and tastefully presented accommodation briefly comprises lobby area, lounge, dining kitchen and ground floor WC/cloakroom. To the first floor are three bedrooms and a family bathroom. A superb opportunity to live in this amazing village with popular primary school and thriving community.

O.I.R.O £290,000

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- SUPERB THREE BEDROOM MODERN CHARACTER COTTAGE
- PICTURE POSTCARD VILLAGE LOCATION A SHORT WALK FROM THE LOCAL PUB
- IMMACULATE THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS
- SOLID FUEL STOVE IN THE STONE LOUNGE FIREPLACE AND MULLION WINDOWS
- FARMHOUSE STYLE DINING KITCHEN WITH INTEGRAL APPLIANCES AND QUARTZ WORK TOPS
- TWO OFF ROAD PARKING SPACES AND SMALL COTTAGE SEATING GARDEN

Entrance

Lounge

20'8" x 10'1" (6.30m x 3.07m)

Dining Kitchen

20'3" x 9'4" (6.17m x 2.84m)

WC/Cloakroom

5'5" x 3'0" (1.65m x 0.91m)

First Floor Landing

Master Bedroom

12'8" x 10'11" (3.86m x 3.33m)

Bedroom 2

9'10" x 9'0" (3.00m x 2.74m)

Bedroom 3

8'10" x 7'10" (2.69m x 2.39m)

Family Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Off Road Parking

Garden



Directions









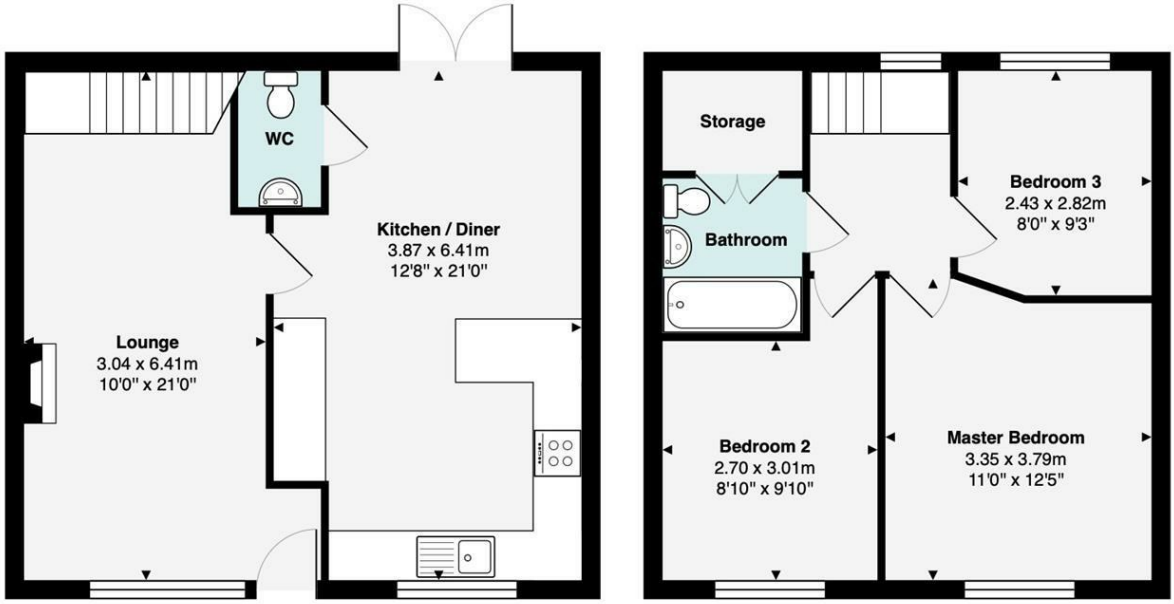








Floor Plan



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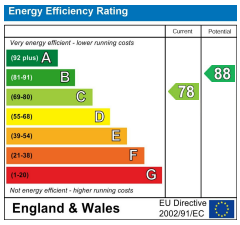
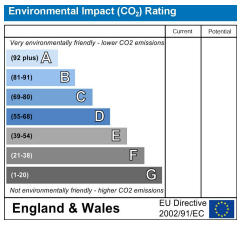
Total Area: 84.3 m² ... 907 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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