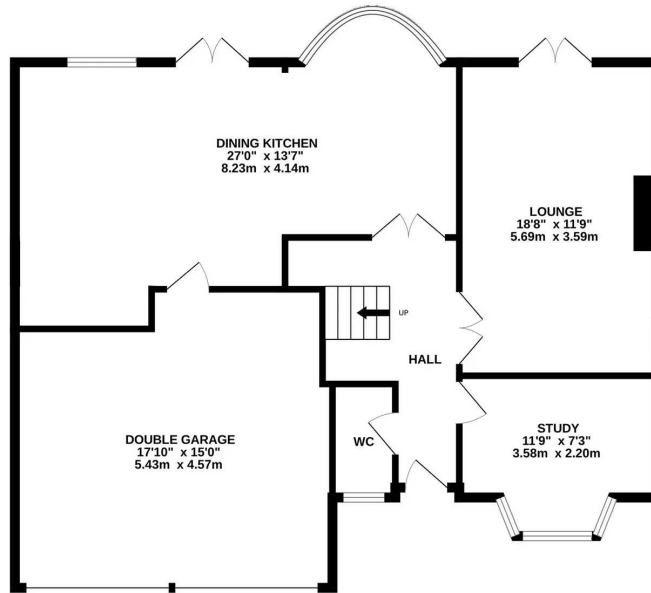




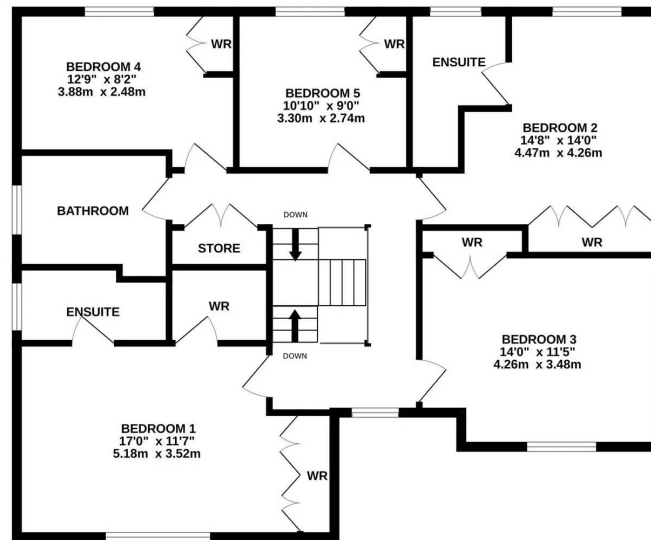
59 Hawthorne Way, Shelley
Huddersfield, HD8 8PX

Offers in Region of **£565,000**

GROUND FLOOR



1ST FLOOR



HAWTHORNE WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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59 Hawthorne Way

Shelley, Huddersfield, HD8 8PX

AN EXECUTIVE, DETACHED HOME HAVING BEEN TASTEFULLY UPGRADED BY THE CURRENT OWNERS TO A HIGH STANDARD THROUGHOUT AND OFFERING SPACIOUS AND VERSATILE ACCOMMODATION FOR THE GROWING FAMILY. SITUATED IN A FABULOUS POSITION, TUCKED AWAY IN A CUL-DE-SAC SETTING IN THE SOUGHT AFTER AREA OF SHELLEY PARK. THE PROPERTY BACKS ONTO OPEN FIELDS WITH A PLEASANT TREE-LINED BACKDROP. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO LOCAL AMENITIES AND IS POSITIONED CONVENIENTLY FOR ACCESS TO MAJOR COMMUTER LINKS.

Tenure Freehold.

Council Tax Band F.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. This most welcoming entrance hall features an adjoining double-glazed window with obscure glass to the front elevation, and oak doors providing access to the downstairs w.c., home office, spacious lounge, and open-plan dining kitchen. There is high-quality flooring, two ceiling light points, a radiator, decorative coving, and a central staircase with wooden banister, traditional spindles and newel posts which proceeds to the galleried landing.

DOWNSTAIRS W.C.

The downstairs w.c. features a modern two-piece suite which comprises a low-level w.c. with push-button flush and a broad wash hand basin with vanity cupboard beneath. There is luxury vinyl tile flooring, a Tissino ladder-style radiator, a central ceiling light point, and a double-glazed window with obscure glass to the front elevation.

STUDY / HOME OFFICE

11' 9" x 7' 3" (3.58m x 2.21m)

The high-quality flooring continues through to the study / home office, which is a versatile additional reception room, currently utilised as a family room but also suitable for use as an occasional bedroom or hobby room. There is a double-glazed bay window to the front elevation, providing a pleasant view across the property's front gardens, a ceiling light point, and a radiator.





LOUNGE

18' 8" x 11' 9" (5.69m x 3.58m)

The lounge is a light and airy, generously proportioned reception room which enjoys a great deal of natural light courtesy of the dual aspect windows. The room is decorated to a high standard and features high-quality flooring, decorative coving to the ceilings, two ceiling light points, and two vertical column radiators. The lounge provides a pleasant outlook across the property's gardens and has direct access to the rear terrace via double-glazed French doors. The focal point of the room is the inglenook fireplace with cast-iron, Clearview, multi-fuel stove set upon a raised stone hearth.



OPEN-PLAN DINING KITCHEN

13' 7" x 27' 0" (4.14m x 8.23m)

The open-plan dining kitchen provides a wealth of space, enjoying a great deal of natural light cascading through the double-glazed bay window to the rear elevation and the additional double-glazed bank of windows, both of which provide fantastic views across the property's well proportioned gardens and of the woodland backdrop beyond. There is high-quality Karndean flooring, two ceiling light points, two vertical column radiators, an oak internal door providing access to the double garage, French doors providing access to the rear terrace, and a double-glazed composite stable-style door to the side elevation.

DINING AREA

The dining area enjoys a particularly pleasant open-aspect view across the property's gardens and of the woodland backdrop. There is ample space for dining accommodation and family living accommodation. The dining area seamlessly proceeds into the kitchen area.

KITCHEN AREA

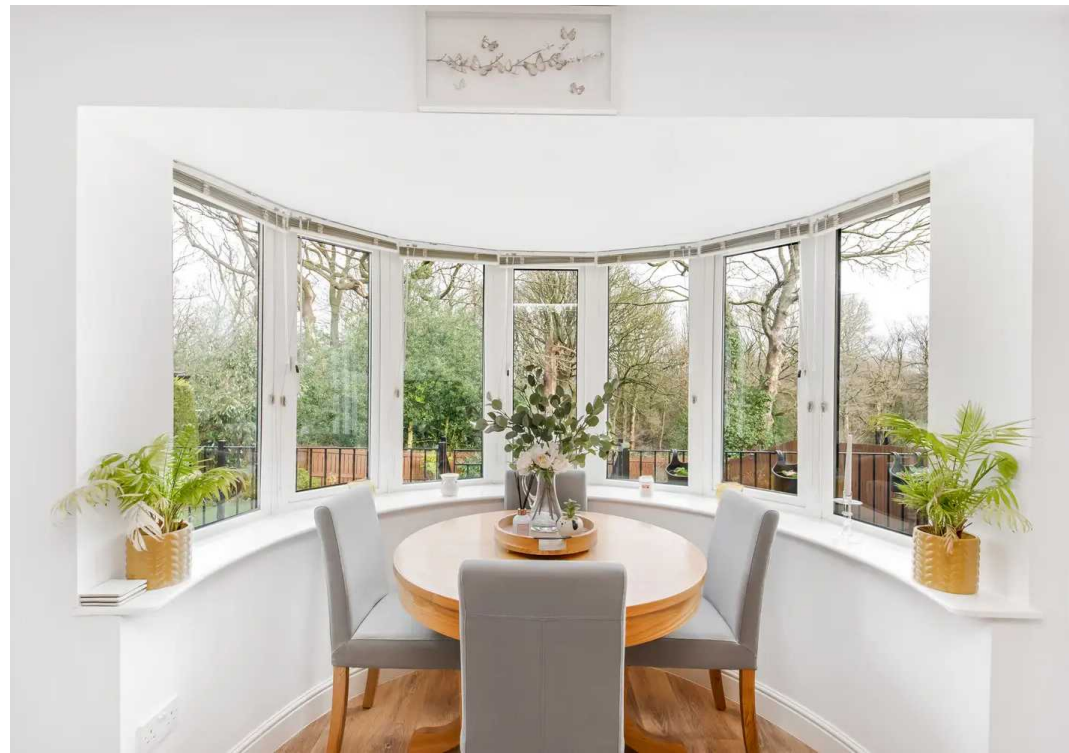
The kitchen area features a wide range of fitted wall and base units with high-quality, shaker-style cupboard fronts and complementary oak work surfaces, which incorporate a one-and-a-half-bowl, stainless-steel sink and drainer unit with brushed chrome mixer tap. The kitchen is well-equipped with Siemens built-in appliances, including a four-ring induction ceramic hob with ceramic splashback and integrated cooker hood over, two waist-level fan assisted ovens, and a NEF dishwasher. There is LED under-unit strip lighting, a plinth heater, tall larder cabinets, corner carousel units, soft-closing doors and drawers, and space and plumbing for a tall standing American-style fridge freezer unit. The centrepiece of the kitchen is the fabulous breakfast island, with matching shaker-style drawer units, which provides an ideal space for additional seating and dining.

INTEGRAL DOUBLE GARAGE

17' 10" x 15' 0" (5.44m x 4.57m)

The double garage features electric, remote controlled, insulated composite up-and-over doors, and lighting and







INTEGRAL DOUBLE GARAGE

17' 10" x 15' 0" (5.44m x 4.57m)

The double garage features electric, remote controlled, insulated composite up-and-over doors, and lighting and power in situ. At the rear of the garage is a utility area with a fitted base unit, again with shaker-style cupboard front, complementary rolled edge work surface over which incorporate a single-bowl, stainless-steel sink and drainer unit with brush chrome mixer tap. There is plumbing and provisions for an automatic washing machine and space for a tumble dryer.

FIRST FLOOR

GALLERIED FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the split-level galleried landing, which enjoys a great deal of natural light and views across the property's front gardens through the bank of double-glazed windows to the front elevation. There are oak doors providing access to five bedrooms and the house bathroom, and twin doors enclose the hot water cylinder cupboard which provides excellent additional storage.

BEDROOM ONE

17' 0" x 11' 7" (5.18m x 3.53m)

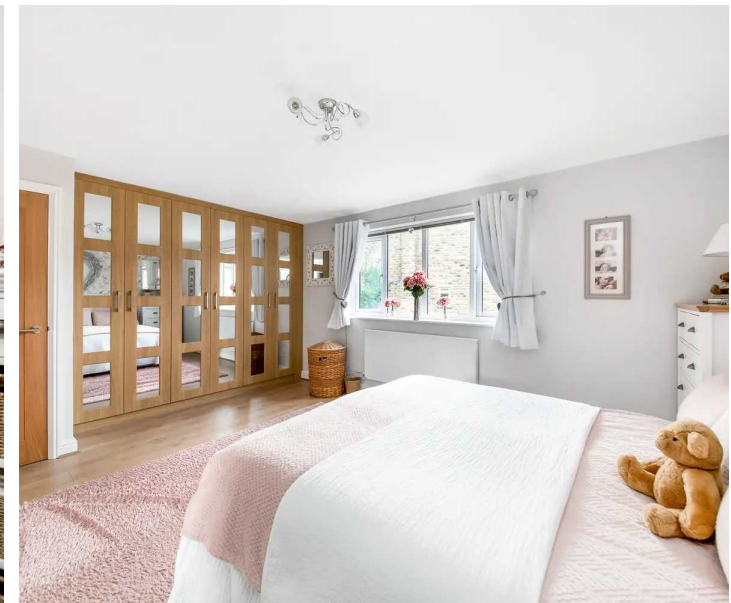
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is high-quality flooring, a radiator, a ceiling light point, a bank of double-glazed windows to the front elevation which flood the room with natural light, and a bank of wall-to-wall fitted wardrobes with hanging rails and shelving in situ. The principal bedroom features oak doors providing access to the en-suite shower room and walk-in wardrobe.

BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a contemporary three-piece suite comprising of a low-level w.c. with concealed cistern and push-button flush which incorporates a wash hand basin with chrome Monobloc mixer tap set upon matching vanity unit, and a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is luxury vinyl tiled flooring, a Tissino ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, and a double-glazed window with obscure glass to the side elevation.

BEDROOM ONE WALK-IN WARDROBE

The high-quality flooring continues through from the principal bedroom into the walk-in wardrobe, which features hanging rails, shelving, a drawer unit for further storage, and a ceiling light point.





BEDROOM TWO

14' 8" x 14' 0" (4.47m x 4.27m)

Bedroom two is another light and airy, generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of high-quality, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, high-quality flooring, a ceiling light point, and a radiator. The room also features a double-glazed bank of windows to the rear elevation which provide a pleasant view across the property's gardens and of the woodland beyond. Bedroom two also benefits from en-suite shower room facilities.

BEDROOM TWO EN-SUITE SHOWER ROOM

The en-suite shower room features a modern three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level with push-button flush and concealed cistern which incorporates a matching vanity cupboard with soft-closing doors and drawers and a wash hand basin with chrome Monobloc mixer tap above. There is luxury vinyl tiled flooring, inset spotlighting to the ceiling, an extractor fan, a Tissino ladder-style radiator, and a double-glazed window with obscure glass to the rear elevation.



BEDROOM THREE

14' 0" x 11' 5" (4.27m x 3.48m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. The room features a bank of double-glazed windows to the front elevation, providing a great deal of a natural light, and there is a ceiling light point, high-quality flooring, a radiator, and a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.

BEDROOM FOUR

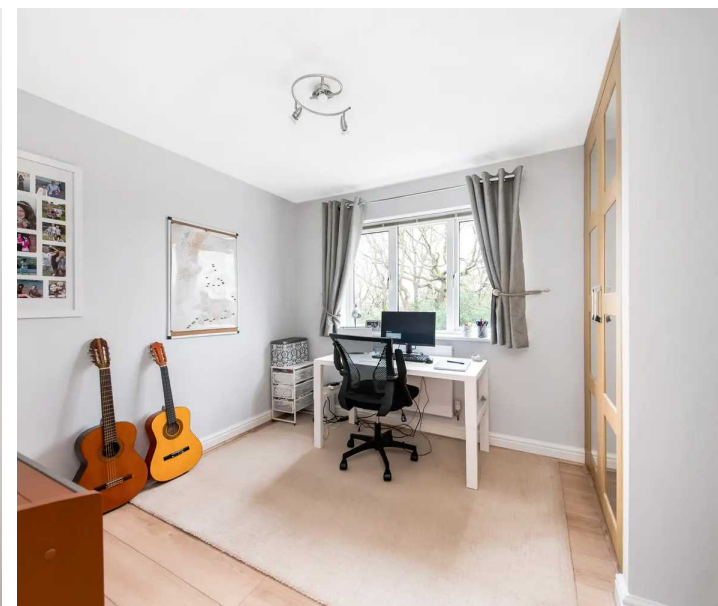
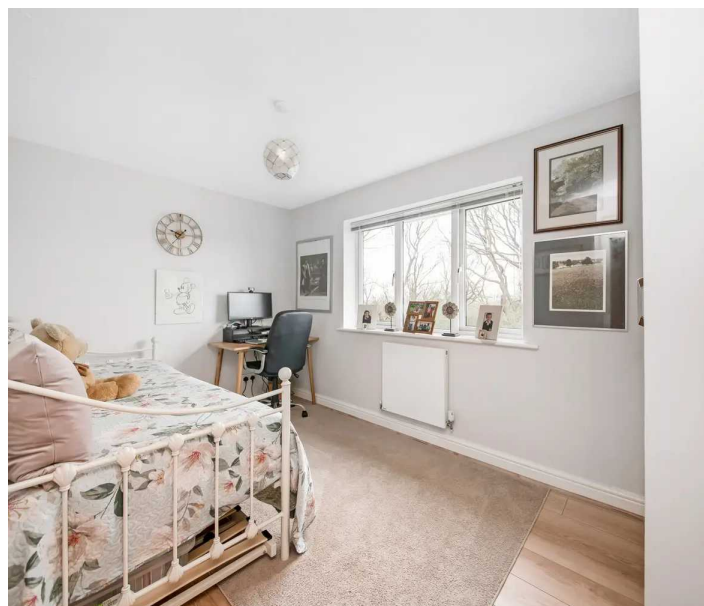
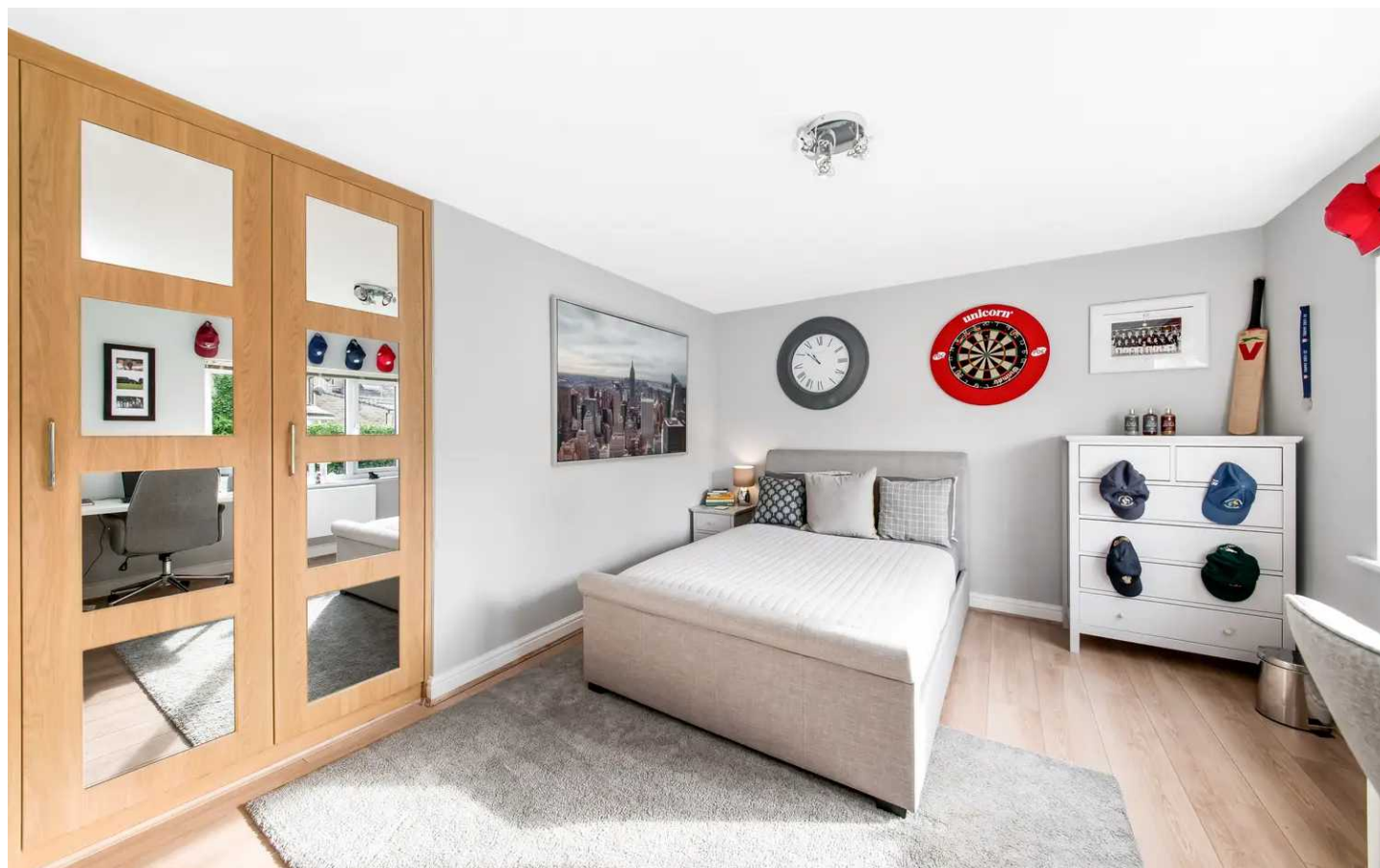
12' 9" x 8' 2" (3.89m x 2.49m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. The room benefits from a bank of double-glazed windows to the rear elevation, providing pleasant views across the property's well proportioned gardens and of the woodland backdrop beyond. There are views over treetops towards Emley Moor Mast, and the room features a ceiling light point, a radiator, high-quality flooring, and fitted wardrobes with hanging rails and shelving in situ.

BEDROOM FIVE

10' 10" x 9' 0" (3.30m x 2.74m)

Bedroom five is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. The room provides a similarly pleasant open outlook across the property's gardens and of the neighbouring fields and woodland backdrop through a bank of double-glazed windows to the rear elevation. The room features a ceiling light point, a radiator, high-quality flooring, and a bank of built-in, floor-to-ceiling wardrobes with hanging rails and shelving in situ.



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ESTATE AGENTS



HOUSE BATHROOM

The house bathroom features a modern four-piece suite comprising of low-level w.c. with push-button flush, a wash hand basin set upon a vanity unit with cupboards and chrome-effect mixer tap over, a freestanding, clawfoot, rolled edge bath with taps and separate handheld shower attachment, and a corner shower with glazed shower guard. There is also inset spotlighting to the ceiling and a double-glazed window with obscure glass.

EXTERNAL

Front Garden

Externally to the front, the property features a double tarmac driveway providing off-street parking for multiple vehicles and which leads to the integral double garage. There is a block paved pathway leading to the front, as well as a lawn area with pebbled border.

Rear Garden

Externally to the rear, the property features an enclosed garden with a raised flagged terrace area, providing an ideal space for al fresco dining and barbecuing. There are steps leading down to the main garden, which is laid predominantly to lawn and features a central flagged pathway leading to the bottom of the garden where there is a low maintenance gravelled rockery.

There are raised sleeper beds, and the gardens enjoy a particularly pleasant open outlook across neighbouring fields, of the woodland backdrop beyond, and towards Emley Moor Mast. There are external security lights and an external tap.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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