

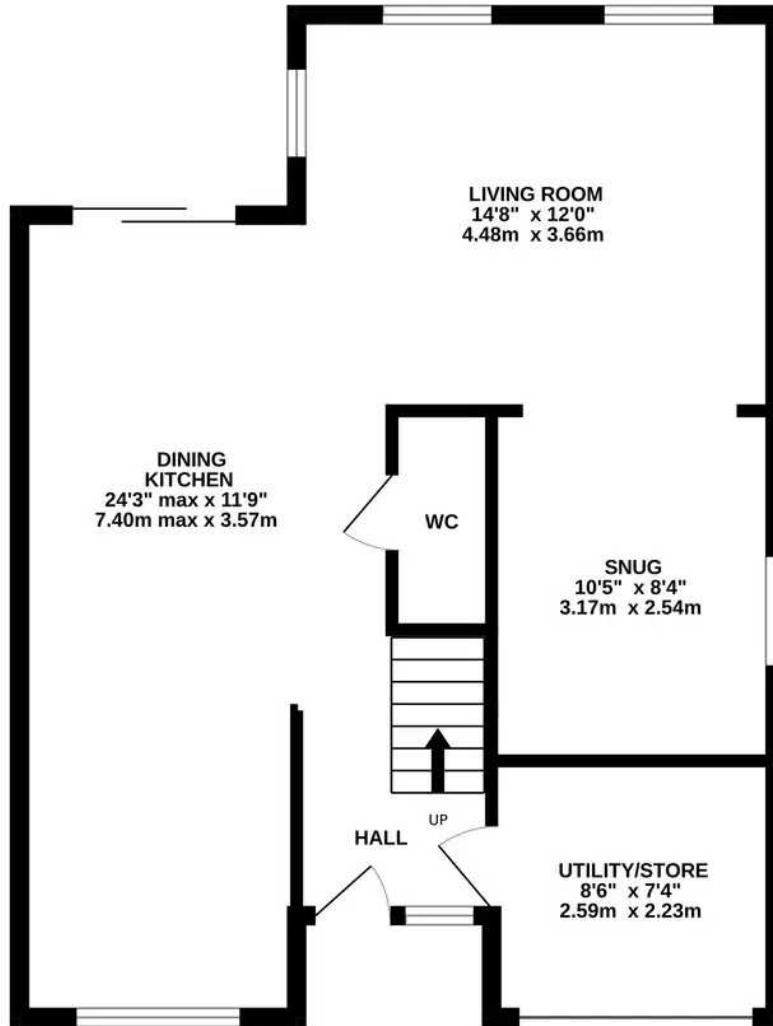


Hawthorne Way, Shelley

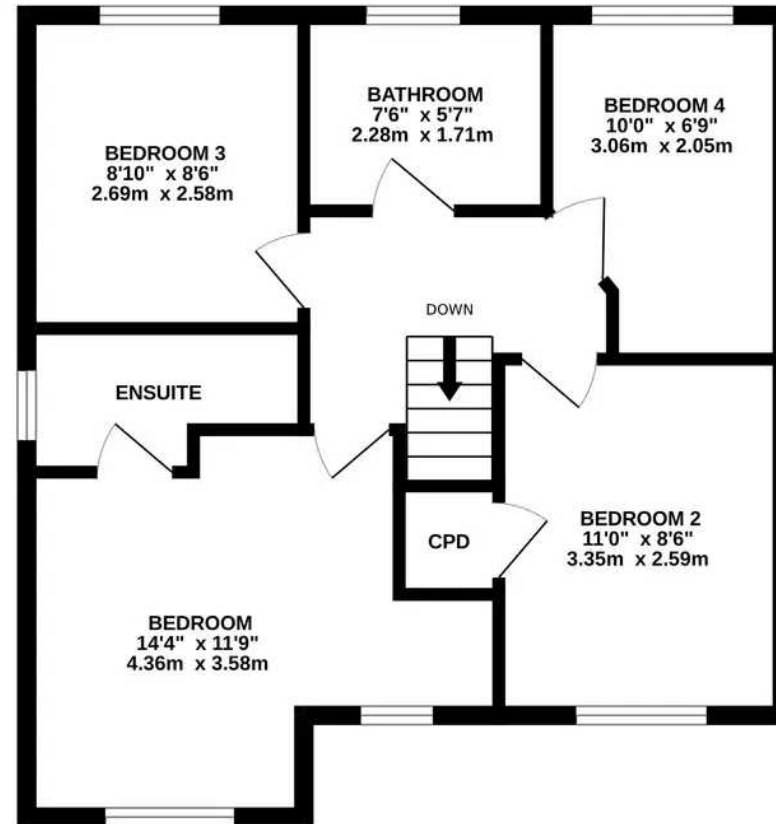
Huddersfield, HD8 8JX

Offers Over **£375,000**

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.
Made with Metropix ©2024



Hawthorne Way

Shelley, Huddersfield, HD8 8JX

A DETACHED, FAMILY HOME, NESTLED IN THE SOUGHT-AFTER DEVELOPMENT OF SHELLEY PARK, BOASTING FABULOUS OPEN-PLAN DINING-KITCHEN AND LIVING ROOM WITH SNUG/HOME OFFICE, PLEASANT OPEN VIEWS TO THE REAR TOWARD HOLME MOSS AND EN-SUITE FACILITIES TO THE PRINCIPAL BEDROOM. LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises of entrance hall, downstairs, WC, open plan, dining-kitchen and living room and a versatile family room which could be utilised as a home office/ play room to the ground floor. To the first floor there are four bedrooms and the house bathroom, with en-suite shower room to the principal bedroom. Externally there is a driveway and lawn garden, to the rear is an enclosed garden with raised patio area and a lawn with flower, tree and shrub borders.

Council Tax Band E.
Tenure Freehold.
EPC Rating C.





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a multi-panel timber and glazed front door with obscure glazed inserts and adjoining double-glazed window with obscure glass. The entrance hall is open plan to the fabulous dining living kitchen and features oak flooring, a staircase with wooden banister and traditional spindle balustrade rising to the first floor, two ceiling light points, a radiator, a useful understairs cupboard, and a door which proceeds to the integral garage.

OPEN-PLAN DINING KITCHEN

24' 3" x 11' 9" (7.39m x 3.58m)

This space enjoys a great deal of natural light courtesy of triple-aspect windows, and there is a continuation of the oak flooring. The kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary oak work surfaces over, which incorporate a fabulous ceramic Belfast sink unit with chrome mixer tap. There is space for a five-ring range cooker (available via separate negotiation) with canopy-style cooker hood over, integrated tall standing fridge freezer, and a built-in dishwasher. There is tiling to the splash areas, inset spotlighting, soft closing doors and drawers, and a breakfast peninsula with cupboards beneath. The dining area features a central ceiling light point, a radiator, and a wall light point, a door providing access to the downstairs w.c., and double-glazed sliding patio doors to the rear elevation, providing direct access to the gardens and fabulous open-aspect views.



LIVING ROOM

14' 8" x 12' 0" (4.47m x 3.66m)

The dining area then leads seamlessly into the living area which is a generously proportioned, light and airy reception space, featuring corner double-glazed windows to the rear and side elevations, a vertical anthracite column radiator, two wall light points, and access to the snug.

SNUG

10' 5" x 8' 4" (3.18m x 2.54m)

This versatile space can be utilised in a variety of ways and features a window to the side elevation, a continuation of the attractive oak flooring, a central ceiling light point, and a radiator. This space has been utilised as a music room, but also lends itself to be used as a home office or playroom.

DOWNSTAIRS W.C.

The attractive oak flooring continues through from the entrance hall into the downstairs w.c., which features a modern two-piece suite comprising of a low-level w.c. with push-button flush and a broad wash hand basin with chrome Monobloc mixer tap and vanity cupboard beneath. There is a ceiling light point, a radiator, an extractor fan, and high-gloss, brick-effect tiling to the splash areas.

INTEGRAL GARAGE

8' 6" x 7' 4" (2.59m x 2.24m)

The integral garage is accessed directly from the entrance hall and features an up-and-over door, lighting and power in situ, and fitted shelving for additional storage. The garage also houses the property's combination boiler.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel timber doors providing access to four bedrooms and the house bathroom. There is a ceiling light point, a loft hatch providing access to a useful attic space, and a wooden banister with traditional spindle balustrade over the stairwell head.

BEDROOM ONE

14' 4" x 11' 9" (4.37m x 3.58m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a single double-glazed window and also a bank of double-glazed windows to the front elevation, providing a great deal of natural light, and there is decorative coving to the ceiling, a ceiling light point, a radiator, and a door leading through to en-suite shower room facilities.

BEDROOM ONE 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 broad wash hand basin with chrome mixer tap and vanity cupboards beneath, and a low-level w.c. with concealed cistern and push-button flush. There is attractive tiled flooring and high-gloss, brick-effect tiling to the walls, a double-glazed window with obscure glass to the side elevation, and an extractor fan. Additionally, there is panelling and inset spotlighting to the ceiling, and an anthracite ladder-style radiator.





BEDROOM TWO

11' 0" x 8' 6" (3.35m x 2.59m)

Bedroom two, again, is a double bedroom with ample space for freestanding furniture and which enjoys a great deal of natural light courtesy of a bank of three double-glazed windows to the front elevation. There is a central ceiling light point, a radiator, and a useful cupboard for additional storage over the bulkhead for the stairs.

BEDROOM THREE

8' 10" x 8' 6" (2.69m x 2.59m)

Bedroom three is can accommodate a double bed with space for freestanding furniture. There is attractive hardwood flooring, a double-glazed bank of windows to the rear elevation which provide breath-taking open-aspect views over rooftops and across the valley, a central ceiling light point, and a radiator.

BEDROOM FOUR

10' 0" x 6' 9" (3.05m x 2.06m)

Bedroom four is currently utilised as a home office and library but can accommodate a single bed or be utilised as a nursery. There is a ceiling light point, a radiator, and a double-glazed hardwood window to the rear elevation, again taking full advantage of the open-aspect views across the valley.





HOUSE BATHROOM

7' 6" x 5' 7" (2.29m x 1.70m)

The house bathroom features a white three-piece suite which comprises of an inset bath with showerhead mixer tap and panelled surround, a low-level w.c., and a pedestal wash hand basin. There is tile-effect vinyl flooring, tiling to the walls, an extractor fan, a central ceiling light point, a radiator, a shaver light point, and a double-glazed window with obscure glass and tiled surround to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a tarmacadam driveway, providing off-street parking for multiple vehicles and leading to the integral garage. The front garden is laid predominantly to lawn and features well-stocked flower and shrub beds, and flagged pathways leading to gates at either side of the property which enclose the rear garden. There are fenced boundaries, an external security light, and a door canopy with wall light point sheltering the front door.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed and private rear garden which features a raised patio area, providing an ideal space for al fresco dining and barbecuing. The patio takes full advantage of open-aspect views over rooftops and towards Holme Moss. There are stone steps leading to the lawn area, which features well-stocked flower and shrub beds, a rockery, and hard standings for a shed and further garden storage. There are fenced boundaries, external lights, a cold water tap to the side elevation, and an external plug point.

DRIVEWAY

2 Parking Spaces





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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000