

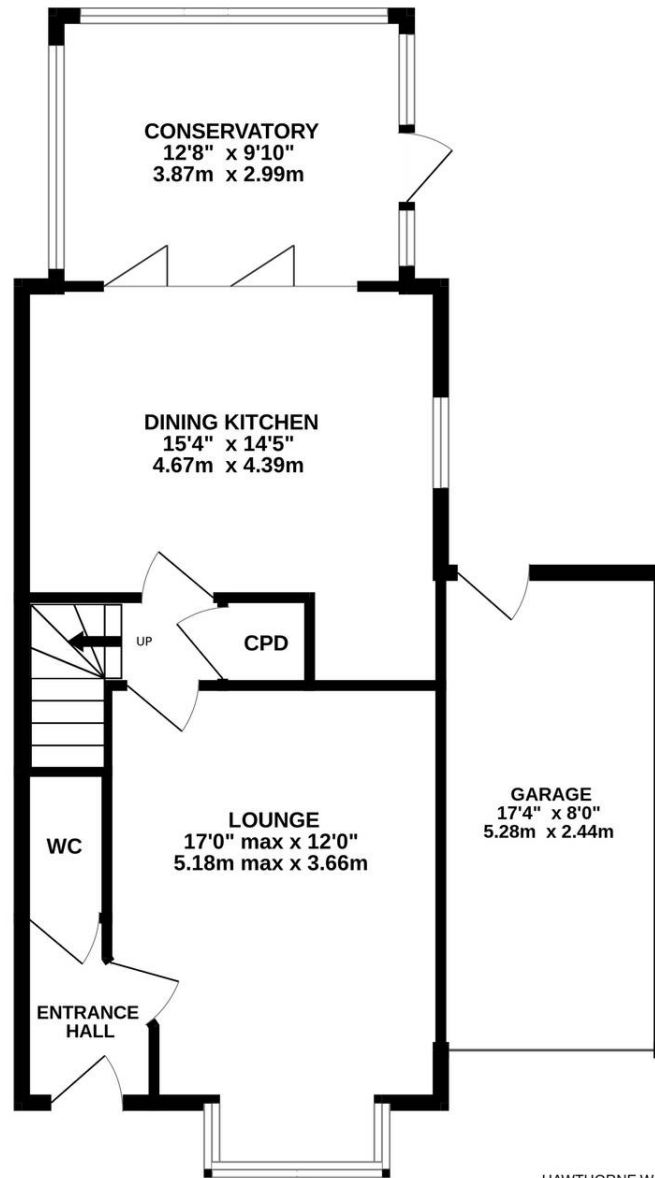


**113 Hawthorne Way, Shelley**

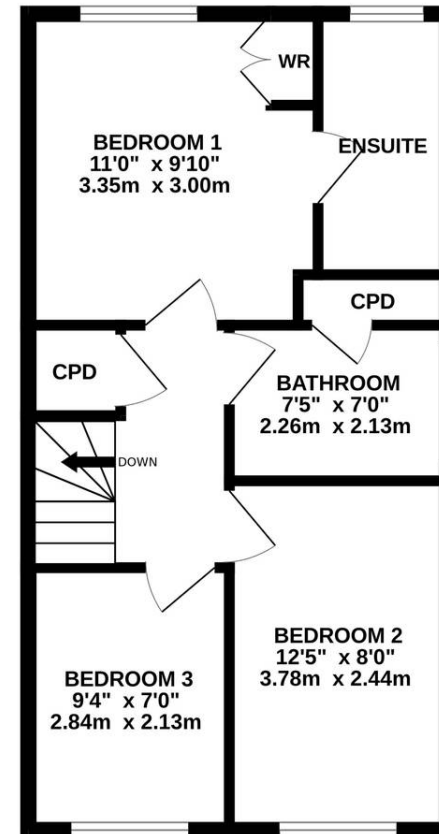
Huddersfield, HD8 8QF

Offers Over **£315,000**

GROUND FLOOR



1ST FLOOR



HAWTHORNE WAY

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## 113 Hawthorne Way

Shelley, Huddersfield, HD8 8QF

A SUPERBLY APPOINTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME, NESTLED IN A PLEASANT CUL-DE-SAC SETTING WITH TREE-LINED BACKDROP. LOCATED IN THE POPULAR VILLAGE OF SHELLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS FANTASTIC REAR GARDEN WITH COMPOSITE DECKING, OPEN-PLAN DINING-KITCHEN AND HIGH SPECIFICATION FITTINGS THROUGHOUT.

The property briefly comprises of entrance, downstairs WC, lounge, open-plan dining-kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and the house bathroom, the principal bedroom benefits from en-suite shower room and fitted wardrobes. Externally there is a driveway to the front leading to the attached garage, to the rear is a raised composite decking area and lawn garden.

Tenure Freehold.

Council Tax Band D.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE

4' 6" x 6' 6" (1.37m x 1.98m)

Enter into the property through a double-glazed front door with obscure glazed inserts into the entrance hall. There is laminate-effect vinyl flooring, a ceiling light point, a radiator, and multi-panel doors providing access to the downstairs w.c. and lounge.

### DOWNSTAIRS W.C.

5' 4" x 3' 0" (1.63m x 0.91m)

The downstairs w.c. features a two-piece suite which comprises of a low-level w.c. and a wall-hung wash hand basin with tiled splashback. There is a ceiling light point, a radiator, an extractor fan, and a continuation of the laminate-effect flooring from the entrance.

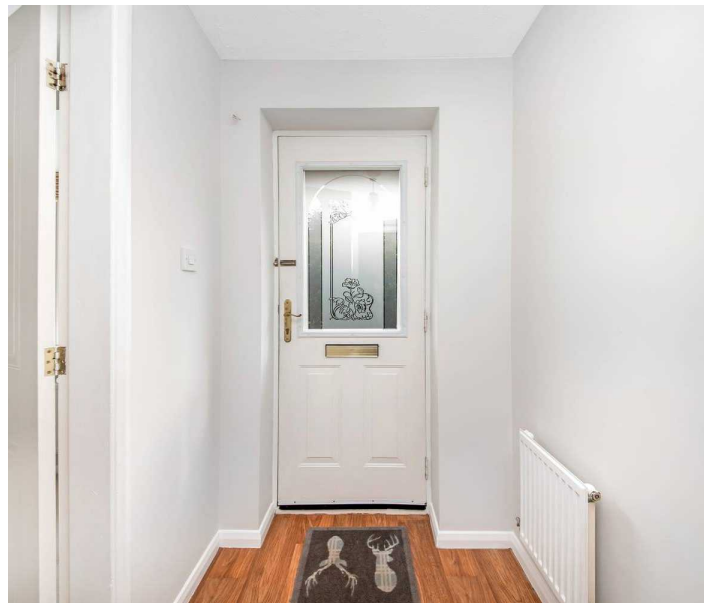
### LOUNGE

12' 0" x 17' 0" (3.66m x 5.18m)

The lounge enjoys a great deal of natural light cascading through the double-glazed bay window to the front elevation. There are two ceiling light points, a radiator, a multi-panel door providing access to an inner vestibule, and the focal point of the room is the living flame effect gas fireplace with granite inset and hearth and ornate timber mantel surround.

### INNER VESTIBULE

The inner vestibule features a ceiling light point, a door providing access to a useful cloaks cupboard, a multi-panel timber and glazed door proceeding into the open-plan dining kitchen, and a kite-winding staircase with wooden banister providing access to the first floor.





### **OPEN-PLAN DINING KITCHEN**

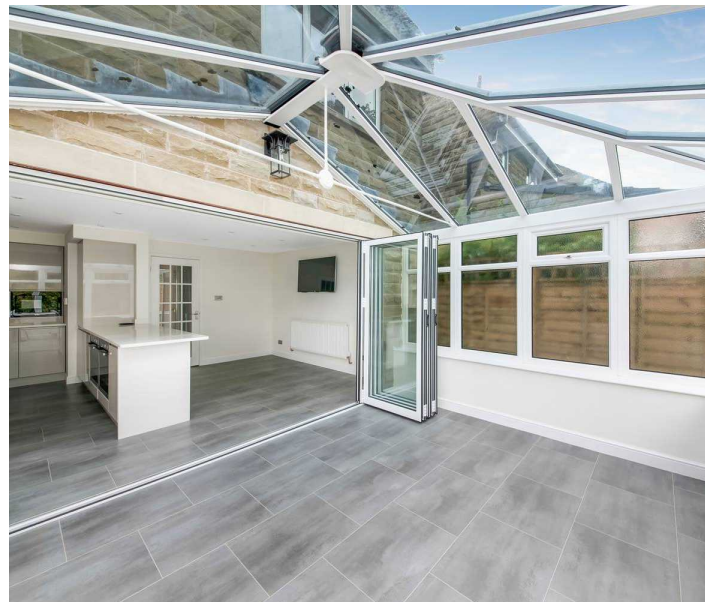
14' 5" x 15' 4" (4.39m x 4.67m)

The dining kitchen is light and airy and features attractive LVT tile-effect flooring, inset spotlighting to the ceiling, a radiator, and bi-fold doors to the rear elevation providing access to the conservatory. The kitchen features a range of fitted wall and base units with high-gloss, handleless cupboard fronts and complementary granite work surfaces over, which incorporate a ceramic twin Belfast sink unit with chrome mixer tap. There are high-quality fitted appliances including a four-ring induction hob with touchscreen extractor hood over, two NEFF slide-and-hide ovens, a fridge freezer unit, a dishwasher, and a microwave combination oven. There is space and provisions for a freestanding automatic washing machine, a slide-and-hide bin storage, soft-closing doors and drawers, a ceramic splashback, and LED under-unit lighting. Additionally, there is a double-glazed window to the side elevation and a breakfast peninsula providing space for informal dining.

### **CONSERVATORY**

9' 10" x 12' 8" (3.00m x 3.86m)

The conservatory enjoys a great deal of natural light with triple-aspect banks of windows to either side elevation and the rear elevation. There is a double-glazed external door to the side, a wall light point, a radiator, tile-effect LVT flooring, and the room benefits from pleasant views of a woodland backdrop.





## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first floor landing. There is inset spotlighting to the ceiling, a radiator, and a loft hatch with dropdown timber ladder providing access to a useful attic space. Multi-panel doors provide access to three bedrooms, the house bathroom, and enclosing a useful bulkhead storage cupboard.

### BEDROOM ONE

9' 10" x 11' 0" (3.00m x 3.35m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture, inset spotlighting to the ceiling, a television point, a radiator, and a bank of double-glazed windows to the rear elevation which offer pleasant views across neighbouring fields and woodland. The primary bedroom also benefits from built-in wardrobes with hanging rails and shelving in situ and en-suite shower room facilities.

### BEDROOM ONE EN-SUITE SHOWER ROOM

9' 8" x 4' 5" (2.95m x 1.35m)

The en-suite shower room features a modern, white, three-piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a broad wash hand basin with vanity cupboards beneath and chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There are tiled floors, tiled skirting, contrasting tiling to the walls and splash areas, a Tissino ladder-style radiator, inset spotlighting to the ceiling, an extractor vent, an LED backlit vanity mirror, and a double-glazed window with obscure glass to the rear elevation.





### **BEDROOM TWO**

12' 5" x 8' 0" (3.78m x 2.44m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is inset spotlighting to the ceilings, a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation.

### **BEDROOM THREE**

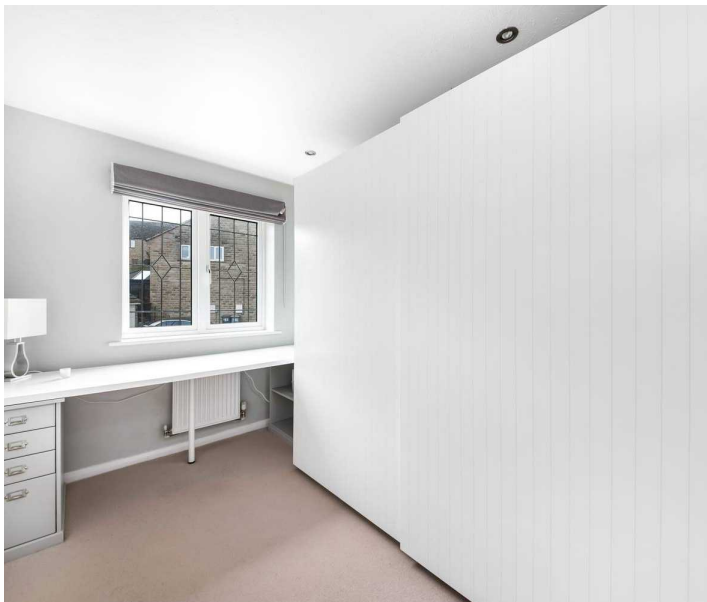
7' 0" x 9' 4" (2.13m x 2.84m)

Bedroom three is a light and airy, generously proportioned bedroom which has historically been utilised as a home office and dressing room. There is a bank of double-glazed windows with leaded detailing to the front elevation, inset spotlighting to the ceiling, and a radiator.

### **HOUSE BATHROOM**

7' 0" x 7' 5" (2.13m x 2.26m)

The house bathroom features a contemporary three-piece suite which comprises of a panel bath with thermostatic rainfall shower over and separate handheld attachment, a broad wall-hung wash hand basin with chrome Monobloc mixer tap and vanity drawers beneath, and a low-level w.c. with push-button flush. There is tiled flooring, contrasting tiling to the walls, inset spotlighting to the ceiling, an extractor vent, a Tissino ladder-style radiator, a cupboard housing the hot water cylinder, and a bank of double-glazed obscure windows to the side elevation.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which leads to the attached garage. The front garden is laid predominantly to lawn with part-hedge and part-fence boundaries, and a stone pathway leads to the door canopy with external wall light points.

### REAR GARDEN

Externally to the rear, the property boasts a fabulous, raised, composite decked area which offers an ideal space for al fresco dining, barbecuing and outside entertainment. There are flower and shrub borders, composite steps leading to the main lawn area, fenced boundaries, external plug points, an external tap, LED uplighting to the decking, bench seating, and a pleasant woodland backdrop.

### GARAGE

17'4" x 8'0"

The attached garage features an electric, remote controlled, sectional, up-and-over door, lighting and power in situ, additional storage in the rafters, and a pedestrian access door to the rear providing access to the gardens.





**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.

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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.

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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



## Simon Blyth Estate Agents

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