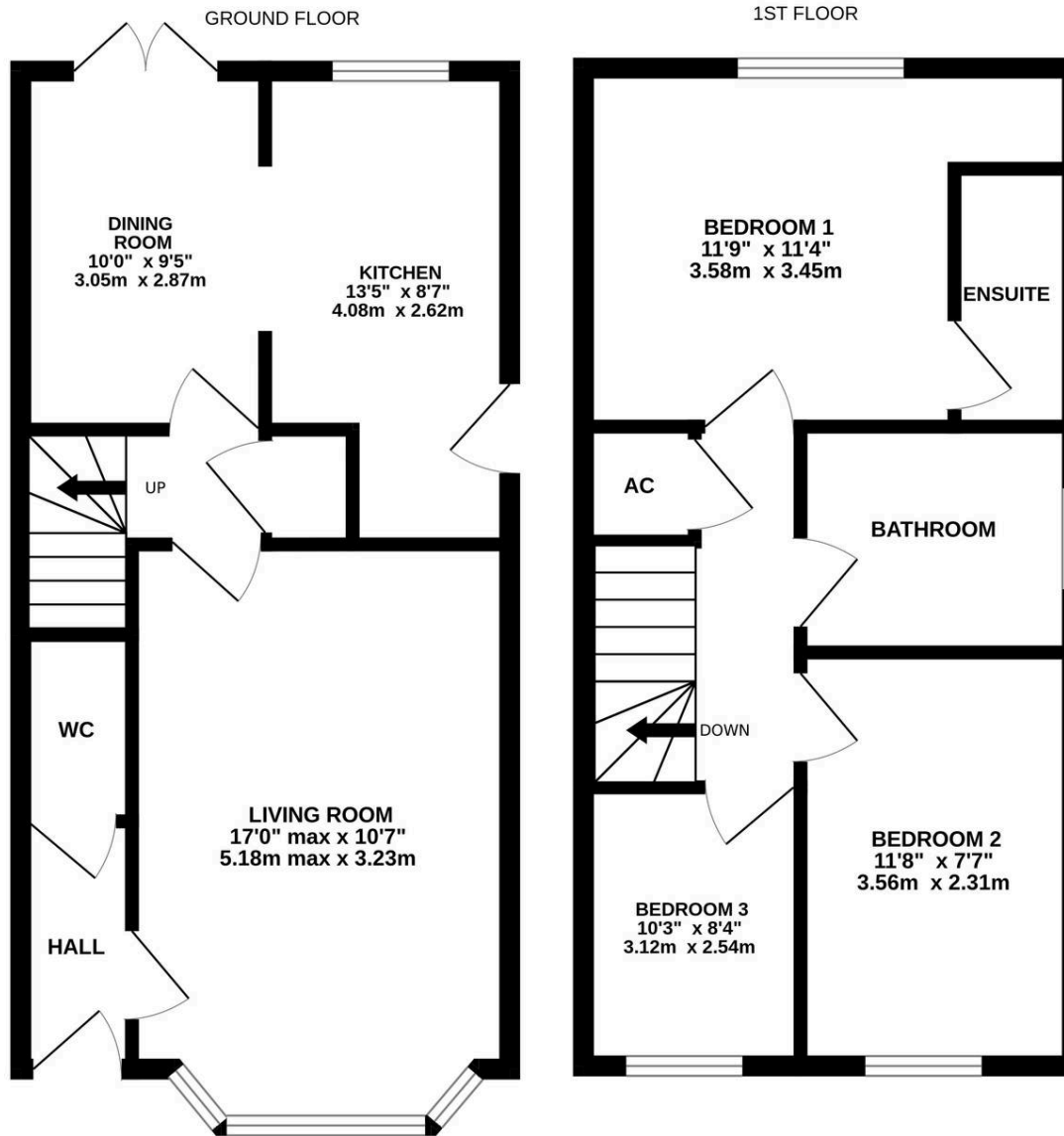




257 Hawthorne Way, Shelley
Huddersfield, HD8 8PZ

Offers in Region of **£270,000**



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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257 Hawthorne Way

Shelley, Huddersfield, HD8 8PZ

A BEAUTIFULLY PRESENTED AND EXTREMELY WELL POSITIONED, SEMI-DETACHED HOME ADJOINING SHELLEY CRICKET GROUND AND BOASTING A SURPRISINGLY LARGE ENCLOSED REAR GARDEN AND SUPERB DRIVEWAY SPACE. THIS HOME IS PRESENTED WITH HIGH-SPECIFICATION FITTINGS THROUGHOUT, INCLUDING A SUPERB DINING KITCHEN WITH GLAZED DOORS OUT TO THE GARDEN, THREE BEDROOMS, A FABULOUS EN-SUITE, AND A LUXURY HOUSE BATHROOM. THE HOME MUST BE VIEWED TO BE FULLY APPRECIATED, PARTICULARLY IN REGARD TO ITS DELIGHTFUL LOCATION.

The accommodation briefly comprises entrance hall, downstairs W.C., attractive lounge with bay window, dining kitchen, three bedrooms, en-suite shower room to bedroom one, and a house bathroom. Externally, there is a low-maintenance lawn area and ample driveway parking to the front. To the rear, there is a large, enclosed rear garden with patio area.

Tenure Freehold.

Council Tax Band C.

EPC Rating C.





GROUND FLOOR

ENTRANCE HALLWAY

An attractive entrance door with stylish glazing gives access through to the entrance hallway, which features ceramic tiled flooring, attractive shoe storage with display plinth above, and doorways through to the downstairs W.C. and lounge.

DOWNSTAIRS W.C.

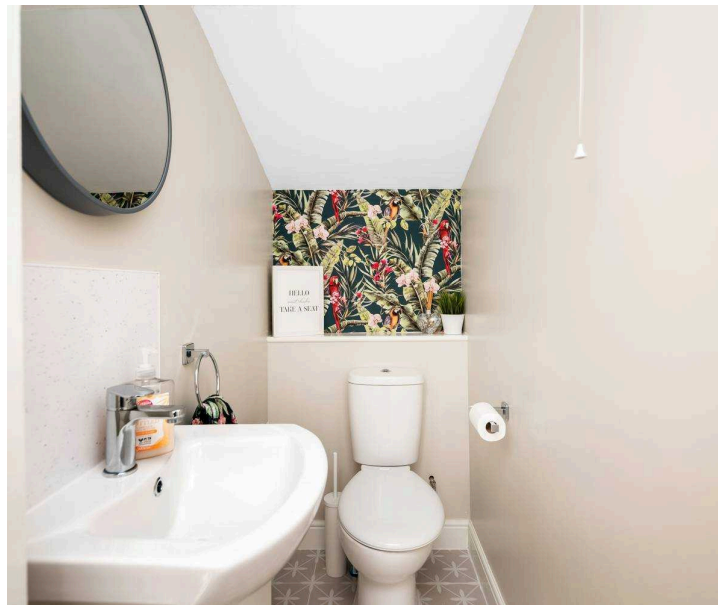
The W.C. is decorated to a high standard and features a continuation of the ceramic tiled flooring, a low-level W.C., a vanity unit with wash hand basin, tiled splashback and storage cupboard beneath.

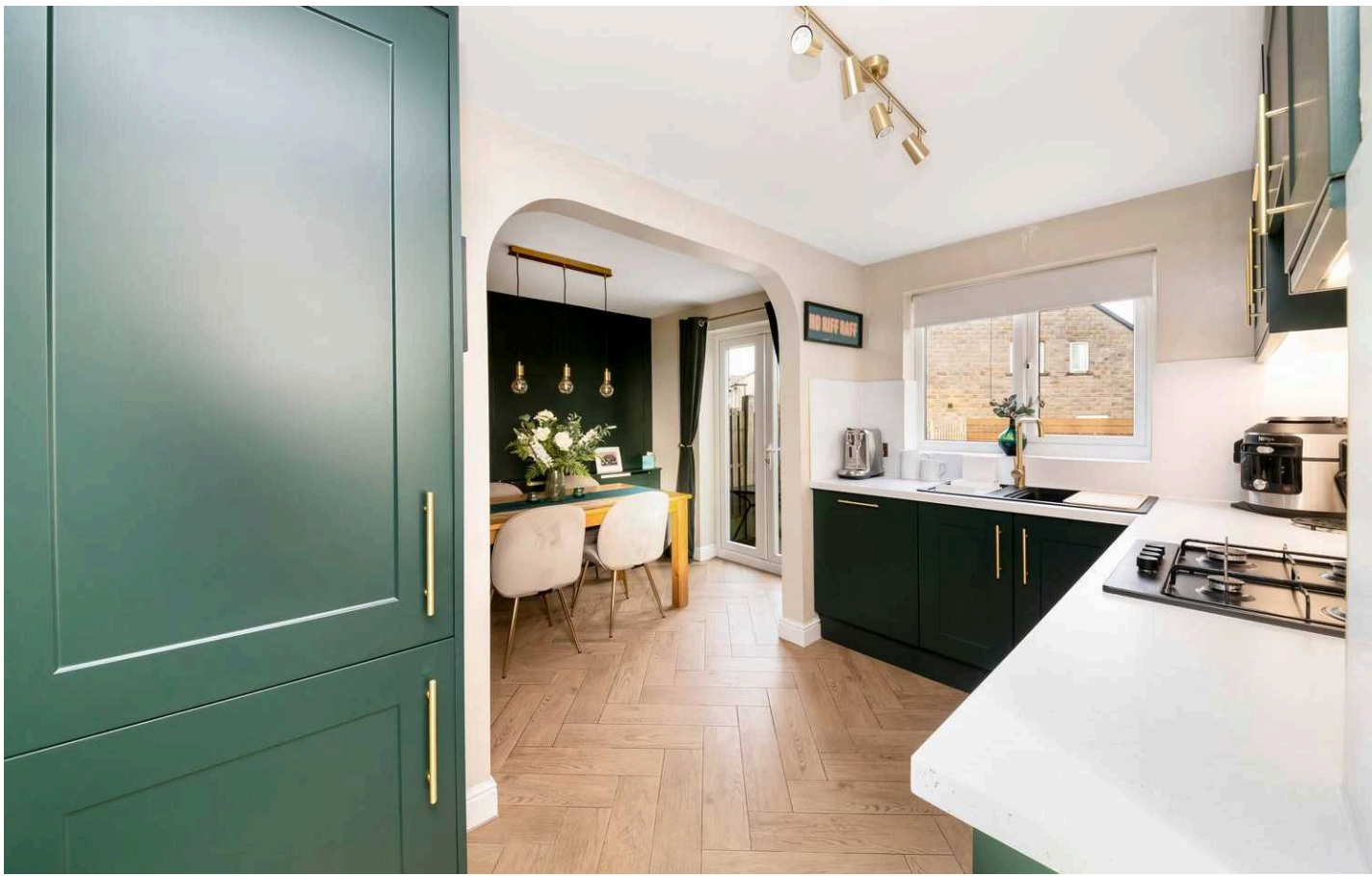
LOUNGE

The lounge is an attractive room which features a broad bay window giving a pleasant outlook over the property's front gardens and driveway, a central ceiling light point with dimmer switch, and a timber and glazed door leading through to an inner lobby. Decorated to a high standard, the room also boasts a feature chimney breast with raised stone flag which is home for a log-burning-effect fire.

INNER LOBBY

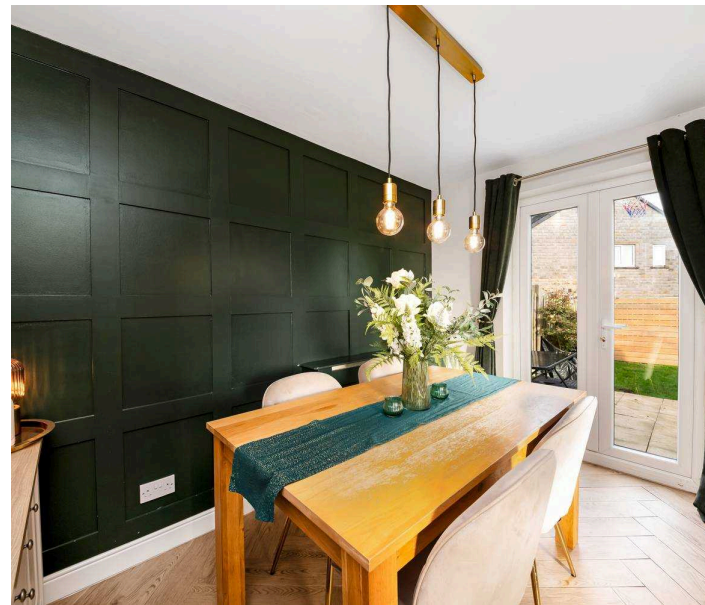
The inner lobby features high-quality, ceramic tiled flooring, a doorway giving access to a useful cloak/storage cupboard and a further timber and glazed door leading into the superb dining kitchen.





DINING KITCHEN

The dining kitchen features a continuation of the attractive flooring and is decorated to a high standard including panelling to one wall. There are twin glazed doors out to the delightful, large and enclosed rear gardens, a further window overlooking the gardens, spotlighting to the ceiling, a chandelier point over the dining area, a side entrance uPVC and glazed door, and a large pantry-style cupboard which is also home to the property's gas fired central heating boiler. The kitchen features units to both the high and low levels with high-quality work surfaces, an integrated fridge freezer, a built-in oven, a gas hob with extractor fan over, a stylish one-and-a-half-bowl sink unit with stylish mixer tap over, an integrated dishwasher, and wine racking.



FIRST FLOOR

FIRST FLOOR LANDING

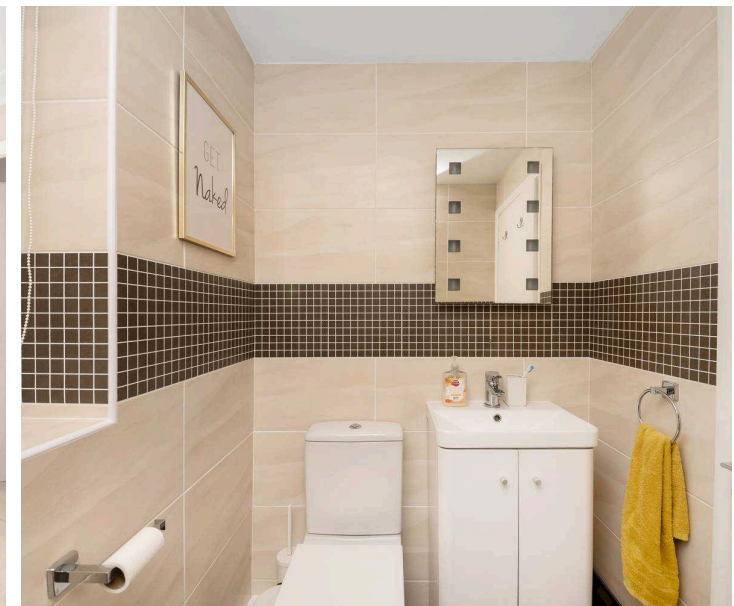
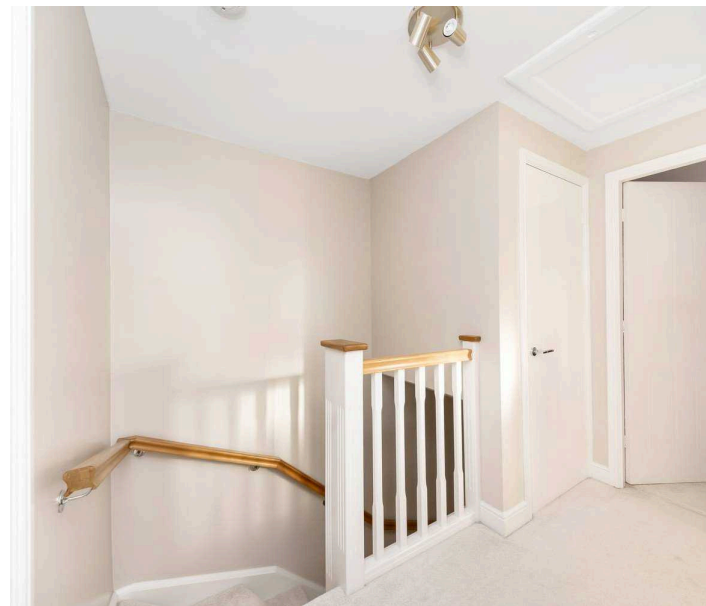
A staircase with polished timber handle and spindle balustrading turns and rises to the first floor landing. There is a loft access point, a good sized storage/airing cupboard which is home to the hot water tank, a central ceiling light point, and doors providing access to three bedrooms and the house bathroom.

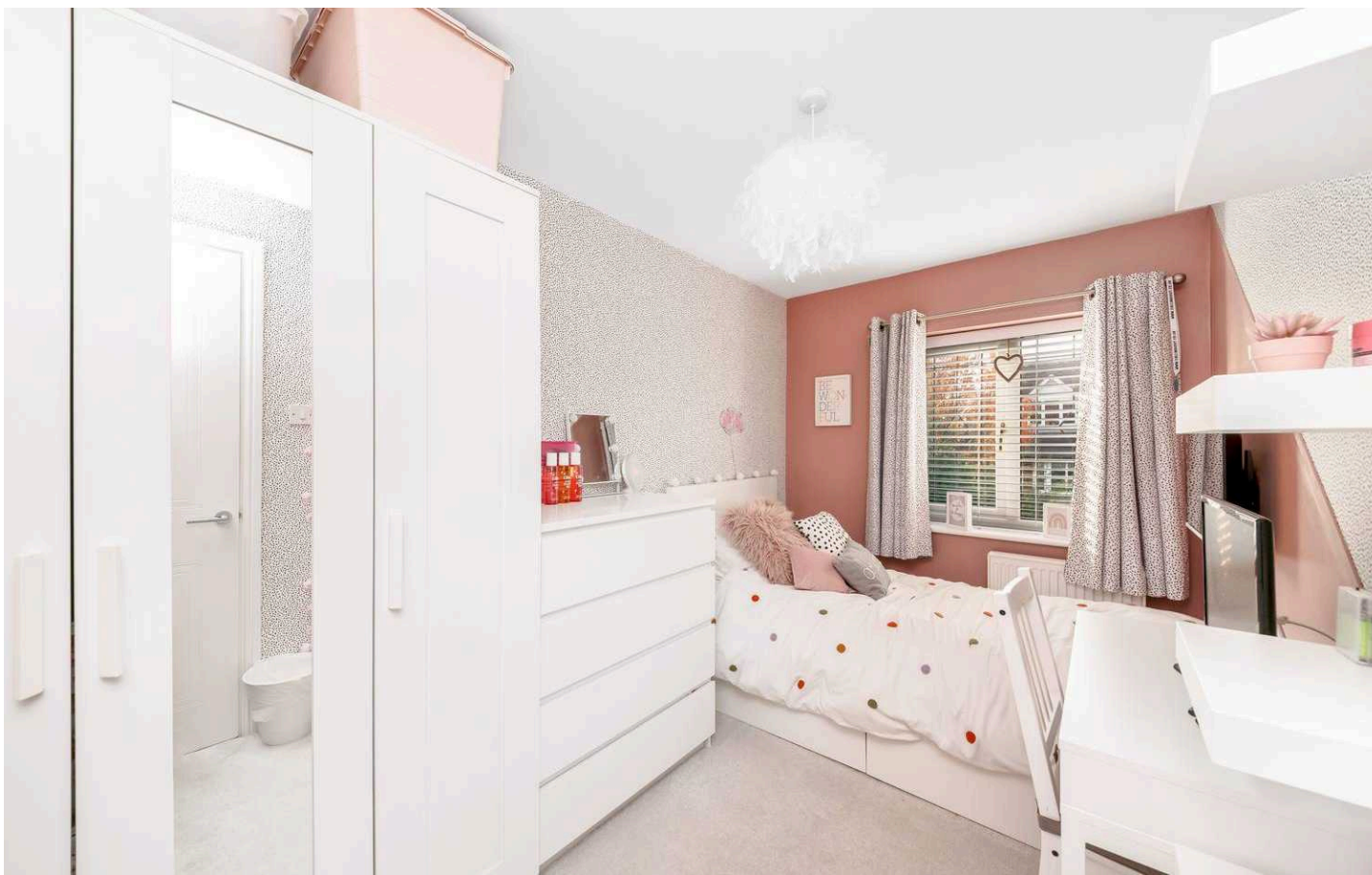
BEDROOM ONE

Bedroom one is a lovely double bedroom with a super view out over the property's enclosed rear gardens and beyond, as well as the wooded area next to Shelley cricket ground. There are built-in wardrobes, provisions for a wall-mounted TV, spotlighting to the ceiling which is controlled by a dimmer switch, and a doorway leading into the en-suite.

BEDROOM ONE EN-SUITE

The en-suite features ceramic tiled flooring, ceramic tiling to the full ceiling height on the walls, inset spotlighting to the ceiling, an extractor fan and an obscure glazed window. There is a three-piece suite comprising a shower with chrome fittings, a low-level W.C., and a vanity unit with wash hand basin, mixer tap and illuminated mirror over.





BEDROOM TWO

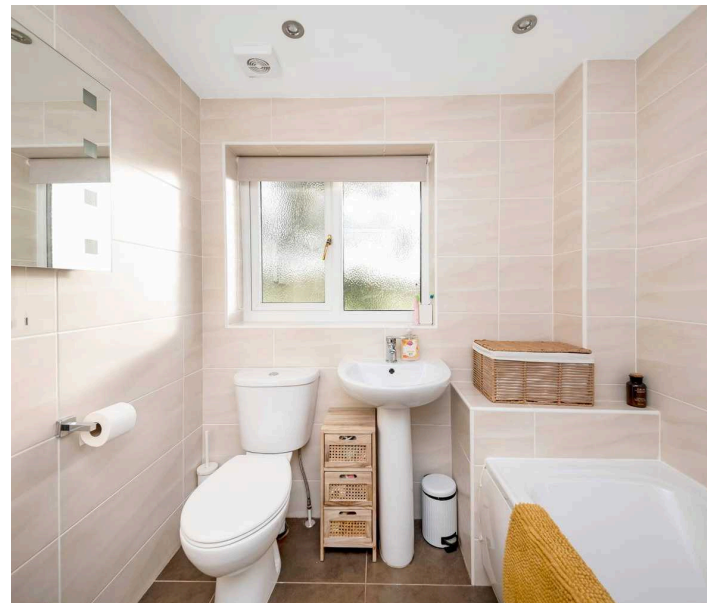
Bedroom two is another attractive double bedroom with an outlook to the front and decorated to a high standard.

BEDROOM THREE

Bedroom three is a good-sized room with a pleasant outlook to the front and decorated to a high standard.

HOUSE BATHROOM

The house bathroom is superbly presented, with ceramic tiled flooring, ceramic tiling to the full ceiling height on the walls, inset spotlighting, a chrome heated towel rail, an extractor fan and an obscure glazed window. There is a three-piece suite comprising a pedestal wash hand basin with illuminated mirror above, a low-level W.C., a panel bath with glazed shower screen and chrome shower fittings.



EXTERNAL

FRONT GARDEN

The property occupies a particularly interesting and tucked away location within Hawthorne Way, set back perpendicular to the road and next to Shelley cricket ground. There is ample driveway and off-street parking, plus additional parking down the side of the home, which is enclosed by gates. There is also a low-maintenance lawn area.

REAR GARDEN

To the rear, there are timber garden sheds, an enclosed lawn garden, a paved patio, attractive stone walls, neighbouring trees, and long distance views.

DRIVEWAY

3 Parking Spaces



Additional Information

The property features uPVC double-glazing and gas fired central heating. Carpets, curtains and certain other extras may be available via separate negotiation.

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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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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