

**Simon Blyth**

ESTATE AGENTS

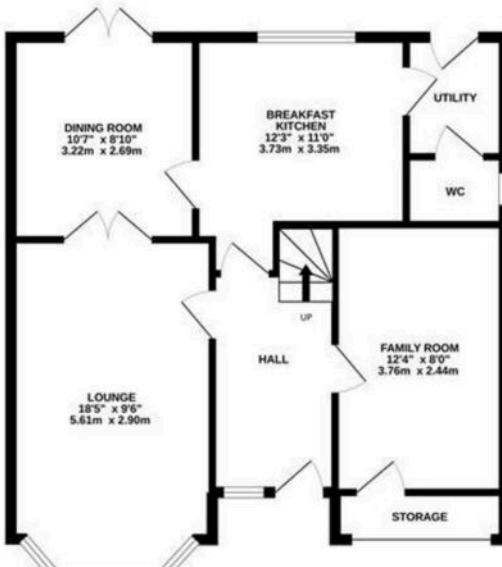


**Hawthorne Way, Shelley**

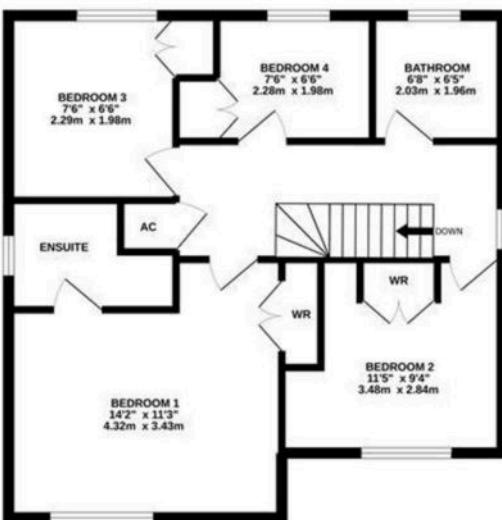
Huddersfield, HD8 8PX

Fixed Price £400,000

## 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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## 80 Hawthorne Way

Shelley, Huddersfield, HD8 8PX

A DETACHED, FAMILY HOME, SITUATED IN THE SOUGHT-AFTER DEVELOPMENT OF SHELLEY PARK AND OCCUPYING A PLEASANT CORNER PLOT IN A TUCKED AWAY CUL-DE-SAC POSITION. BOASTING SPACIOUS ACCOMMODATION ACROSS TWO FLOORS, WITH ENCLOSED GARDENS TO THE REAR AND OPEN ASPECT VIEWS TO THE FRONT. THE PROPERTY IS SITUATED IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises entrance hall, lounge, formal dining room, breakfast kitchen, utility room, downstairs WC, family room and garage/store to the ground floor. To the first floor there are four bedrooms and the house bathroom. Bedroom one has en-suite shower room facilities and fitted wardrobes. Externally there is a driveway to the front with lawn area, to the rear is a predominantly lawn garden with flagged patio area.

EPC Rating E.

Council Tax Code E.

Tenure Freehold.

## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glass and leaded detailing insets into the Entrance Hall. There is an adjoining double-glazed window to the front elevation, high-quality flooring, and doors providing access to the Lounge, Breakfast Kitchen and Playroom. The entrance hall features decorative coving to the ceilings, a radiator, and central ceiling light point.

### LOUNGE

18' 5" x 9' 6" (5.61m x 2.90m)

The lounge is a generously proportioned reception room which features decorative coving to the ceilings, two ceiling light points and a radiator, and there are double multi-panel timber and glazed doors which proceed into the formal dining room. The focal point of the room is the living flame effect fireplace with a granite surround, inset and hearth.





#### **BREAKFAST KITCHEN**

12' 3" x 11' 0" (3.73m x 3.35m)

The Breakfast Kitchen room features a range of fitted wall and base units with high-gloss handleless cupboard fronts and with complementary work surfaces over, which incorporate a 1.5 bowl stainless steel sink with ceramic top and chrome mixer tap. The kitchen is well-equipped with high-quality appliances including a four-ring ceramic Bosch hob, with ceramic splashback and canopy-style cooker hood over, and a built-in electric fan-assisted Bosch oven. There is a built-in dishwasher, under-unit lighting, as well as kickboard lighting. The Breakfast Kitchen room features inset spotighting to the ceilings, a radiator and a bank of double-glazed windows to the rear elevation. There are doors providing access to the formal Dining Room and Utility Room.

#### **UTILITY ROOM**

The Utility Room features fitted wall and base units, again with high-gloss handleless cupboard front and complementary work surfaces over. The Utility Room benefits from soft-closing doors and drawers, and there is an integrated washing machine and a built-in fridge-freezer unit. The high-quality flooring continues through from the Breakfast Kitchen, and there is inset spotighting to the ceilings, a radiator, a door providing access to the W.C., and an external double-glazed PVC door with obscure glazed inserts which leads to the gardens.

## DOWNSTAIRS W.C.

The Downstairs W.C. features a white two-piece suite which comprises a low-level W.C. with push-button flush and a wall-hung wash hand basin with chrome cascading waterfall mixer tap over. There is tiling to the half level on the walls, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation. The Downstairs W.C. features a panelled ceiling with inset spotighting and extractor fan.

## SNUG / OFFICE

The snug/office is a versatile space, which has been created by reconfiguring a portion of the garage to create a useful addition to the home. The current vendors utilise this space as a snug or TV room. There is a multi-panel door leading to the entrance hall, and an interconnecting door leading to the garage/store. The room is carpeted and has inset spotighting to the ceilings and plug points.





#### FORMAL DINING ROOM

10' 7" x 8' 10" (3.23m x 2.69m)

The high-quality flooring continues through from the breakfast kitchen into the formal dining room, which is a versatile space featuring decorative coving to the ceilings, a radiator, and a central ceiling light point, and there are double-glazed French doors which provide access to the rear decked area.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach the landing, which provides access to four bedrooms, the house bathroom, and hot water cylinder cupboard. There is a wooden banister with traditional spindles over the stairwell head, a radiator, a central ceiling light point, and a double-glazed window with obscure glass to the side elevation. There is a loft hatch with drop-down ladder providing access to a useful attic storage space.

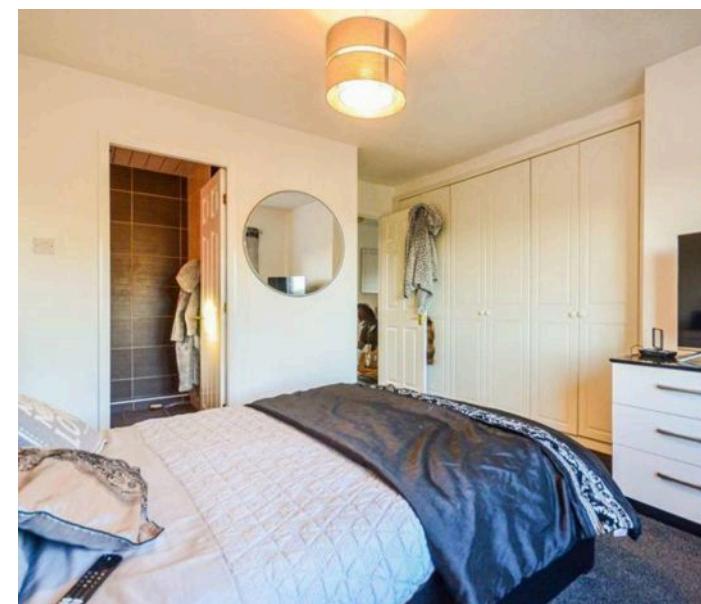
### BEDROOM ONE

14' 2" x 11' 3" (4.32m x 3.43m)

Bedroom one is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, which provide a fantastic open-aspect view over rooftops and towards Emley Moor. There is a radiator, central ceiling light point, and a bank of built-in wardrobes with hanging rails and shelving.

### EN-SUITE SHOWER ROOM

The en-suite shower room features a white, three-piece suite, which comprises a low-level W.C. with push-button flush, a pedestal wash hand basin with a chrome mixer tap, and a step-in shower cubicle with thermostatic shower. There are tiled walls and tiled flooring, a panelled ceiling with inset spotlighting and extractor fan, a double-glazed window with obscure glass at the side elevation, and a chrome ladder-style radiator.





## HOUSE BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

The house bathroom features a white three-piece suite, which comprises a P-shaped panel bath with shower head mixer tap, thermostatic rainfall shower over and curved shower guard, a pedestal wash hand basin with chrome mixer taps, and a low-level W.C. with push-button flush. There are tiled walls and tiled flooring, a panelled ceiling with inset spotlighting and extractor fan, and a double-glazed window with obscure glass to the rear elevation.

## **BEDROOM TWO**

11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom two is a generously proportioned double bedroom which has ample space for free-standing furniture. There is a bank of double-glazed window to the front elevation, which offer pleasant open-aspect views over rooftops. There is a central ceiling light point, a radiator, and a bank of fitted wardrobes with hanging rails and shelving.



## **BEDROOM THREE**

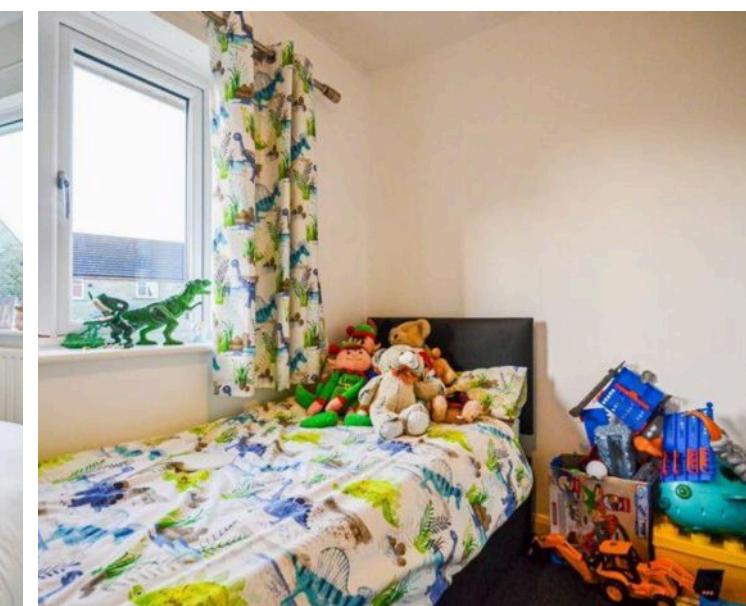
7' 6" x 6' 6" (2.29m x 1.98m)

Bedroom Three can accommodate a double bed with space for free-standing furniture. There are built-in wardrobes with hanging rails and shelving, a radiator, ceiling light point, and a bank of double-glazed windows to the rear elevation, which offer a lovely view across the property's gardens.

## **BEDROOM FOUR**

7' 6" x 6' 6" (2.29m x 1.98m)

Bedroom four is a single bedroom, which can be utilised as a home office or nursery. There is a double-glazed window to the rear elevation, a ceiling light point, radiator, and fitted wardrobes.





## EXTERNAL

### FRONT GARDEN

Externally, the property is situated within a cul-de-sac setting and occupies a generous corner plot. To the front of the property is a tarmacadam double driveway providing off-street parking and there is a lawn area to the front which sweeps across to the side of the property. There is an external light and a pathway with gate which encloses the rear gardens.

### REAR GARDEN

Externally, to the rear of the property is an enclosed, well-proportioned lawn garden. There are well-stocked flower and shrub borders and part-fenced and part-hedged boundaries. To the rear of the property, there are external security lights, plug points, and an external tap. There is a decked area ideal for al-fresco dining and barbequing. Along the other side of the property, there is a hard standing for a garden shed.

### 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)

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## **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

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