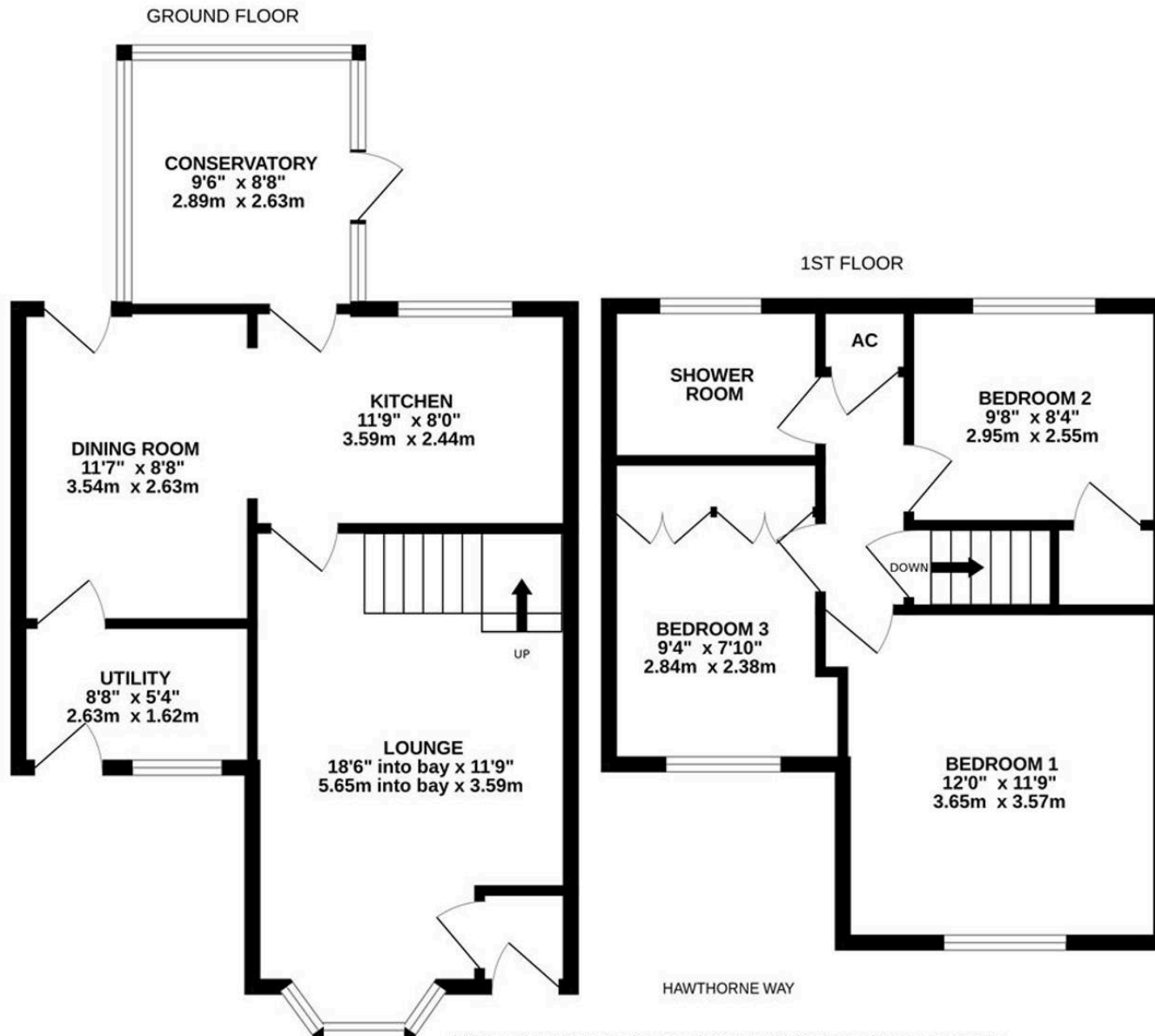




Hawthorne Way, Shelley
Huddersfield, HD8 8PZ

Offers in Region of **£250,000**



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 ©2023



234 Hawthorne Way

Shelley, Huddersfield, HD8 8PZ

OFFERED WITH NO ONWARD CHAIN.

A SUPERBLY PRESENTED, THREE BEDROOM, FAMILY HOME SITUATED IN A PLEASANT CUL-DE-SAC SETTING IN THE DESIRABLE AREA OF SHELLEY PARK. IN CATCHMENT FOR WELL REGARDED SCHOOLING, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND WITH AMENITIES NEARBY. THE PROPERTY IS IN GREAT CONDITION AND BOASTS, OPEN-PLAN DINING-KITCHEN, CONSERVATORY AND WELL MAINTAINED, PRIVATE GARDEN TO THE REAR. VIEWINGS ARE A MUST TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property briefly comprises entrance, lounge, open-plan dining-kitchen, utility/boot room and conservatory to the ground floor. To the first floor, there are three well-proportioned bedrooms and the house shower room. Externally to the front is a block paved driveway providing off street parking for multiple vehicles, and to the rear is an enclosed garden with flagged patio, lawn and decked area at the top of the garden.

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



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with leaded detailed inserts into the entrance. There is a decorative dado rail with wall panelling beneath, a central ceiling light point, radiator and a multi panel timber and glazed door provides access to the lounge.

LOUNGE

18' 6" x 11' 9" (5.64m x 3.58m)

The lounge is a light and airy reception room decorated with a neutral finish and features decorative coving, a central ceiling light point and radiator. The room benefits from a double-glazed bay window to the front which provides the room with a great deal of natural light and there is a kite winding staircase with wooden banister and spindles rising to the first floor. A multi panel timber and glazed door provides access to the the kitchen and the focal point is the electric fireplace with a marble inset hearth and mantel surround.





KITCHEN

11' 9" x 8' 0" (3.58m x 2.44m)

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge work surfaces over incorporating a one and a half bowl stainless steel Franky sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances including a four ring Bosch hob with canopy style cooker hood over and a built-in electric fan assisted Bosch oven. There is space for a tall standing fridge freezer and plumbing and space for an automatic washing machine. The kitchen features under unit lighting, tiling to the splash areas and a bank of double-glazed windows to the rear which offers pleasant views across the gardens. The kitchen is open plan to the dining room and features decorative coving to the ceiling, a central ceiling light point, radiator and a double-glazed PVC door provides access to the conservatory.



DINING ROOM

11' 7" x 8' 8" (3.53m x 2.64m)

The dining room as the photography suggests is a generous proportioned reception room which is utilised as both a sitting area and dining room. There is a double-glazed external door to the rear providing direct access to the gardens. The room is decorated to a high standard and features decorative coving to the ceiling, a radiator, ceiling light point and a multi panel timber and glazed door provides access to the utility/boot room.

UTILITY/BOOT ROOM

8' 8" x 5' 4" (2.64m x 1.63m)

The utility room features tiled flooring, decorative coving to the ceiling and a central ceiling light point. There is a bank of double-glazed windows with obscure glass to the front with an adjoining external double glazed PVC door with obscure glass and leaded detailing. The utility room features a fitted base unit with work surfaces over with high gloss brick effect tiled splashback and three wall cabinets above. The room also has a radiator.





CONSERVATORY

9' 6" x 8' 8" (2.90m x 2.64m)

The conservatory benefits from a wealth of natural light with banks of windows to either side elevation and the rear elevation. There is an external double glazed PVC door to the side providing access to the patio. The conservatory has a ceiling light point and double plug point.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which features a loft hatch with drop down ladder providing access to the attic, a radiator, ceiling light point, decorative dado rail with wall panelling and provides access to three bedrooms and the house bathroom.

BEDROOM ONE

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom one is a generous proportioned, light and airy double bedroom which benefits from extensive fitted wardrobes to two walls with hanging rails, shelving and drawers in situ, as well as matching bedside cabinets. The room features a bank of double-glazed windows to the front, inset spotlighting and radiator.

BEDROOM TWO

9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear which has a pleasant view across the gardens. There is a ceiling light point, a radiator and a useful storage cupboard over the bulkhead for the stairs.





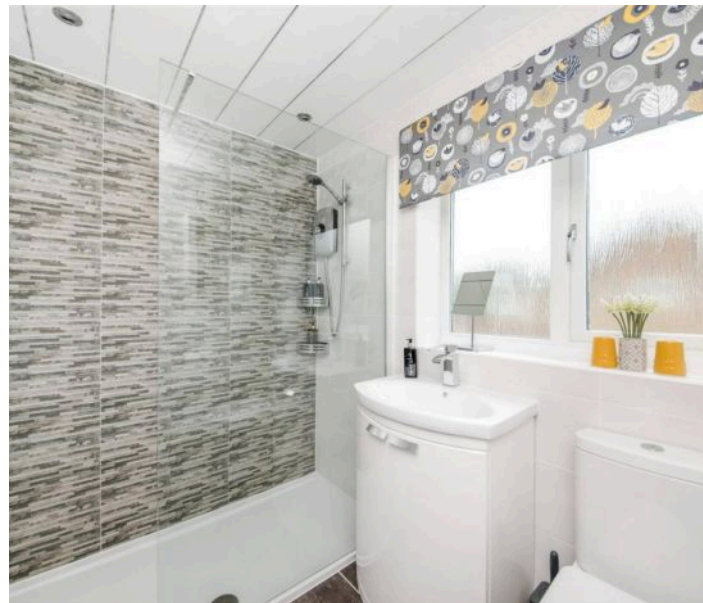
BEDROOM THREE

9' 4" x 7' 10" (2.84m x 2.39m)

Bedroom three can accommodate a double bed or a $\frac{3}{4}$ bed with space for free standing furniture. The room benefits from wall to wall fitted wardrobes featuring hanging rails and shelving. There is a bank of double-glazed windows to the front with far reaching views over rooftops, a ceiling light point and radiator.

HOUSE SHOWER ROOM

The house shower room features a modern contemporary three-piece suite which comprises of a fixed frame shower cubicle with glazed shower guard and electric triton shower, a broad wash hand basin with vanity unit under and chrome monobloc mixer tap. There is a low-level w.c with push button flush, tiled flooring, contrasting tiling to the walls, a panelled ceiling with inset spotlighting and a double-glazed window with obscure glass to the rear. There is also a tall standing chrome ladder style radiator.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved driveway which provides off street parking for multiple vehicles. There is an external light and external security light.

REAR GARDEN

Externally to the rear, the property benefits from a fabulous rear garden which features a flagged patio area which is an ideal space for al fresco dining and barbecuing. The upper tier of the garden is laid predominately to lawn with a decked area at the top of the garden for enjoying the afternoon sun. There is a hard standing for a garden shed and well stocked flower and shrub beds. The gardens feature fenced boundaries, an external tap and external security light.



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 731730	01977 800259	0113 4689331	01422 417000