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Hawthorne Way  
Shelley, Huddersfield



## Hawthorne Way Shelley, Huddersfield

Offers In Region Of £425,000

A WELL PRESENTED 4 BEDROOM DETACHED PROPERTY. THIS SUBSTANTIAL FAMILY HOUSE BENEFITS FROM SPLIT LEVEL OPEN PLAN LIVING SPACE PROVIDING BOTH LOUNGE AND FORMAL DINING WITH A CONTEMPORARY FREE STANDING LOG BURNER. A MODERN DINING KITCHEN WITH A GENEROUS SIZED CONSERVATORY, ALONG WITH A TUCKED AWAY FAMILY ROOM WITH CLOAKROOM AND UTILITY. TO THE FIRST FLOOR THERE ARE FOUR DOUBLE BEDROOMS, MASTER WITH ENSUITE AND FITTED WARDROBES WITH MODERN HOUSE BATHROOM, TOGETHER WITH A GOOD DEGREE OF GARDEN SPACE PERFECT FOR THOSE SUMMER PARTIES.

## Hall

An elegant hallway provides a wonderful introduction to this spacious family home.

## Dining Kitchen & Conservatory

A modern kitchen having an array of wall and base units, as well as 'Belling Country Chef' cooker with 8 ring hob and stylish extractor fan over, also benefiting from adequate room for an American style fridge freezer and plumbing for a dishwasher. A breakfast bar provides an excellent area for more informal dining. Double French doors open to a beautiful conservatory giving a peaceful space to relax in and watch over an attractive rear garden.



## Living Space

This split level living space has the 'wow factor' due to the size and style, the room is an open plan space with the lounge and formal dining area creating the perfect place for entertaining. A contemporary log burner creates style and a warm and inviting atmosphere, benefiting from high sloping ceilings which provides character and charm. A sizeable double glazed window floods the room with natural light.

## FAMILY ROOM/UTILITY & CLOAKROOM

A tucked away room, creating a perfect hideaway for teens or relaxing parents. Also having a useful downstairs W.C. with utility area, so useful in a family home.

## Master Bedroom

A light and airy master bedroom, courtesy of the sizeable twin double glazed window which provides the most spectacular views. This generous sized room also benefits from fitted wardrobes and a modern ensuite which comprises double step in shower cubicle with rainfall shower head, wash basin and low level W.C.

## Bedrooms & Bathroom

A further 3 generous sized bedrooms which are also tastefully styled with neutral themes. A contemporary house bathroom has a deep sunken bath with shower mixer tap, wall mounted wash basin and low level W.C. Fully tiled with chrome heated towel rail.

## Outside

A wonderful rear garden, mainly laid to lawn with decked patio and BBQ area. Also having an attractive rockery with trees and shrubs, fully enclosed courtesy of the tall fence boundaries creating a private feel. Also benefiting from a stone built garage with good size tarmac driveway providing ample off road parking.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: TBC

What3Words:that.chess.outlined

Parking: On Drive

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider.

## AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

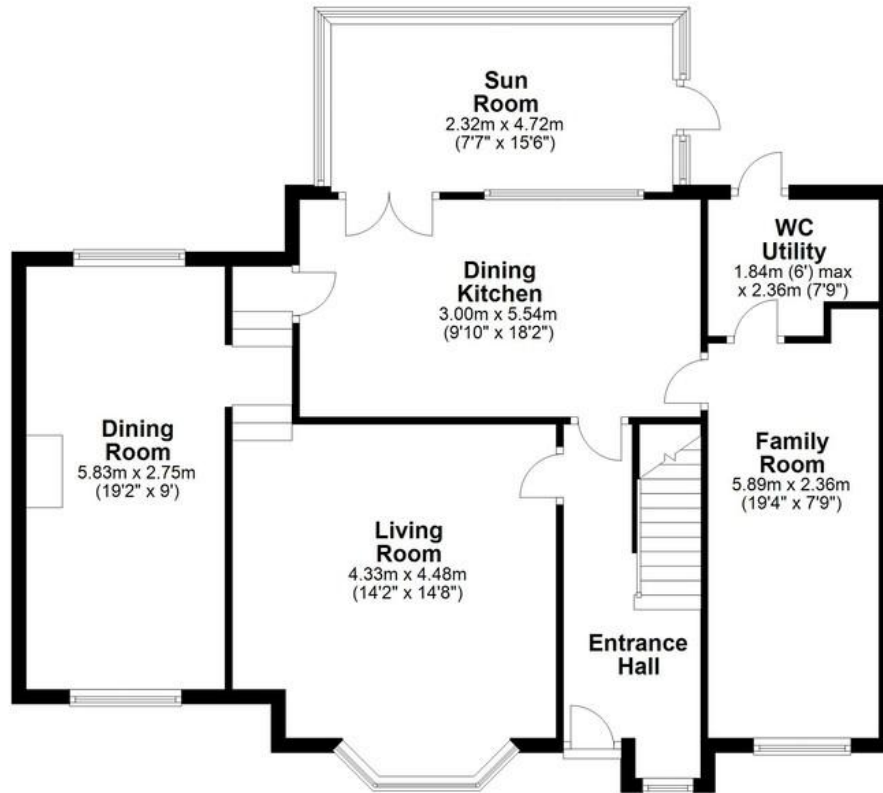
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



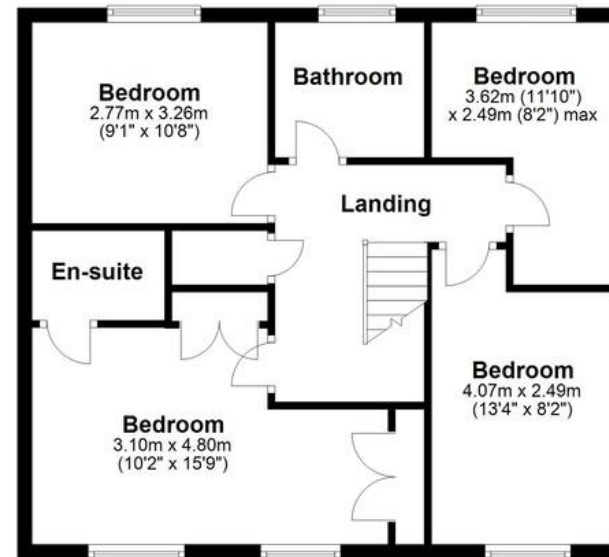
### Ground Floor

Approx. 93.3 sq. metres (1004.5 sq. feet)



### First Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



Total area: approx. 151.0 sq. metres (1624.8 sq. feet)





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