



Hawthorne Way, Shelley Huddersfield HD8 8QF

welcome to

Hawthorne Way, Shelley Huddersfield

IMPRESSIVE THREE BEDROOM LINK DETACHED PROPERTY IN THE HIGHLY SORT AFTER VILLAGE OF SHELLEY. SET TO A WELL REGARDED POSTION. COMPLETED TO A HIGH SPECIFICATION WITH DELIGHTFUL GARDENS AND OUTLOOK. BOASTING OPEN PLAN DINING KITCHEN WITH BI FOLD DOORS OPENING ONTO A GOOD SIZE CONSERVATORY.



The property is located in the well regarded village of Shelley, approximately 4 miles north of Holmfirth and 6 miles south east of Huddersfield. Close to local amenities, excellent schooling and superb road network links to Huddersfield, Wakefield and Barnsley.

Summary

Accommodation

Entrance Hallway

Cloakroom

Lounge

17' 6" into bay x 11' 11" (5.33m into bay x 3.63m)

Inner Lobby

Kitchen Diner

15' 4" x 10' 11" (4.67m x 3.33m)

Conservatory

13' 11" x 10' 4" (4.24m x 3.15m)

First Floor

Landing

Master Bedroom

11' 2" x 10' 8" (3.40m x 3.25m)

En Suite

Bedroom Two

12' 5" x 8' 1" (3.78m x 2.46m)

Bedroom Three

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

House Bathroom

External



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- No Chain
- Link Detached
- Three Bedrooms
- Conservatory
- Ensuite

Tenure: Freehold EPC Rating: D

£325,000

directions to this property:

Leave Holmfirth via Station Road, proceed out towards New Mill. Upon entering the village, take the left turn into Penistone Road (sign posted Barnsley) and carry on for approximately a mile and a half. then turn left into Marsh Lane, follow this road to the end, and turn left at the main road by the zebra crossing.

Carry on until you reach the Rising Sun Public House. Turn right into Park Avenue, follow the road round take the second left into Hawthorne Way, proceed along and take the second left turn, follow the road and bear left where the property can be found on the left hand side, identified by our for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF107807 - 0010

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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