



Hawthorne Way, Shelley Huddersfield HD8 8PX

welcome to

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AN ATTRACTIVELY PRESENTED FOUR BEDROOM EXECUTIVE STYLE DETACHED RESIDENCE LOCATED IN A PRIME CUL DE SAC POSITION WITHIN THE SOUGHT AFTER VILLAGE OF SHELLEY WITH WELL REGARDED SCHOOLING, AMENITIES AND COMMUTING ROUTES CLOSE AT HAND.



Summary

A most attractively presented detached residence ideal for the growing family and affording generous four bedroom accommodation with the principle bedroom being en suite. Boasting two reception rooms, utility and cloaks/W.C. there is a sizeable breakfast kitchen and the garage has been partially converted into a home office/playroom. The property is further enhanced by well maintained gardens to both front and rear and occupies a delightful cul de sac position whilst also being well placed for local amenities, highly regarded schooling and has ease of access to major commuting routes.

Accommodation

Entrance Hall

An impressive entrance that has a laminate floor covering, central heating radiator and an open staircase ascending to the first floor.

Cloaks/W.C

White suite comprising of low flush w/c and vanity style hand washbasin. There is a laminate floor covering, extractor fan and central heating radiator.

Living Room

18' max x 10' 7" (5.49m max x 3.23m)

A well presented room with the focal point being the log effect electric stove set to feature surround. The room has various wall light points, decorative coving to ceiling, two central heating radiators and a double glazed bay style window to front aspect.

French style doors lead to:

Dining Room

10' 3" x 9' plus doorwell (3.12m x 2.74m plus doorwell)

Ideal for more formal dining occasions whilst also providing versatility in it's usage the room has a continuation of the floor covering, coving to ceiling, a central heating radiator and French style doors lead out into the rear garden.

Breakfast Kitchen

15' 2" x 9' max (4.62m x 2.74m max)

Fitted with a stylish range of wall and base units with roll edge worksurfaces incorporating a ceramic sink and drainer unit with mixer tap. Appliances include the electric hob with extractor, electric oven and integral dishwasher whilst there are tiled surrounds, a breakfast bar, continuation of the floor covering and double glazed window to rear aspect.

Utility

6' 3" x 5' 7" (1.91m x 1.70m)

A further range of wall and base units with roll edge worksurfaces and one and a half bowl sink and drainer unit. There are complementary tiled surrounds, a double glazed window to side aspect and the room opens into:

Home Office/Playroom

10' 7" x 8' 5" (3.23m x 2.57m)

Whilst having plumbing for the washing machine the room would also be perfect for the home worker and has inset ceiling lighting.

First Floor

Bedroom One

16' 10" x 12' 10" max (5.13m x 3.91m max)

A generous principle bedroom with ample fitted wardrobes, additional bulkhead storage, part decorative panel walls, central heating radiator and double glazed windows to front aspect.

En Suite

8' 8" x 5' 1" (2.64m x 1.55m)

Fitted with a modern white suite comprising of low flush w/c, pedestal hand washbasin and tiled quadrant shower cubicle. There are tiled surrounds and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

Bedroom Two

12' 7" x 8' 4" (3.84m x 2.54m)

A second double room with fitted wardrobes, central heating radiator and double glazed window to rear aspect with far reaching views.

Bedroom Three

9' 8" x 9' 1" (2.95m x 2.77m)

The third double bedroom has fitted wardrobes, a central heating radiator and is again double glazed to rear aspect showcasing the views.

Bedroom Four

8' 1" x 7' 3" (2.46m x 2.21m)

The final bedroom has a central heating radiator and is double glazed to rear aspect.

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and 'hp' shape shower bath with overhead rainfall unit and additional attachment. There are tiled walls and floor covering, an extractor, chrome effect heated rail ladder, double glazed obscure window and the room also has an airing cupboard.

External

To the front of the property is a double width driveway leading to the converted garage that provides good storage to the front. There is also a lawned area and an array of plants and shrubs.

To the rear and affording a good degree of privacy are enclosed and predominantly lawned gardens with patio area and a good variety of border plants and shrubs.



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Hawthorne Way, Shelley Huddersfield

- Modern Detached House
- Four Bedroom Accommodation + Home Office
- Family Sized Gardens
- Cul De Sac Position
- Garage/Storage

Tenure: Freehold EPC Rating: D

£399,995



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. Go past the Crossroads Public House, shortly after 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 just before reach the Rising Sun Public House. Turn right into Park Avenue, follow the road round take the second left into Hawthorne Way and the third cul-de-sac is numbered to the right hand side and the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108369 - 0004

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