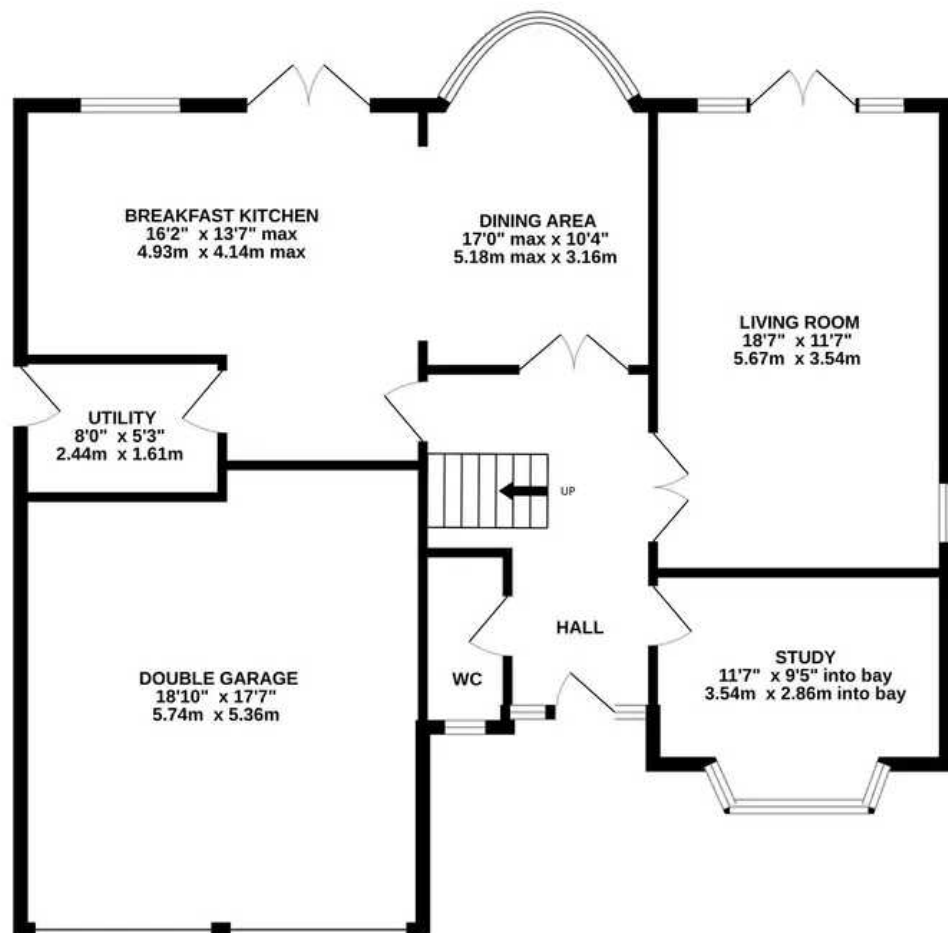




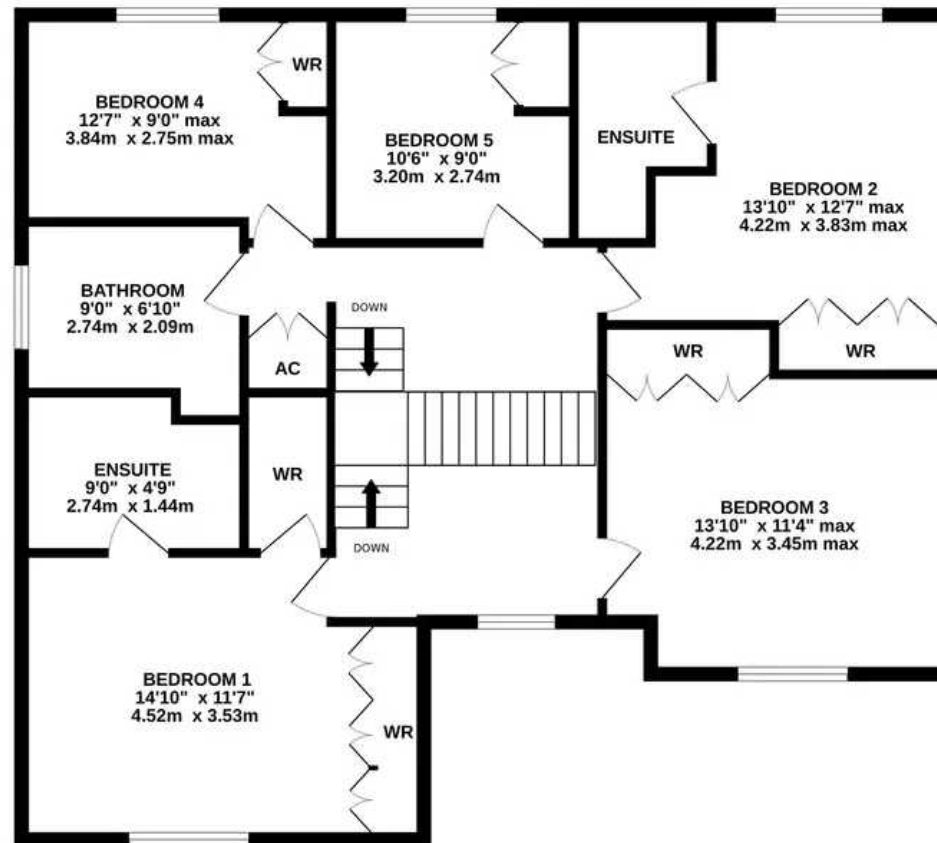
55 Hawthorne Way, Shelley
Huddersfield, HD8 8PX

Offers in Region of **£545,000**

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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55 Hawthorne Way

Shelley, Huddersfield, HD8 8PX

SITUATED IN A PRIVATE CUL-DE-SAC SETTING IN THE SOUGHT AFTER AREA OF SHELLEY PARK IS THIS FABULOUS, DETACHED, FAMILY HOME ENJOYING A WEALTH OF ACCOMMODATION ACROSS TWO FLOORS AND BOASTING PLEASANT TREE-LINED VIEWS TO THE REAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO LOCAL AMENITIES AND IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, downstairs WC, home office/second reception room, spacious dual aspect lounge with French doors leading to the rear garden, formal dining room, breakfast kitchen, utility room and integral double garage to the ground floor. To the first floor is a galleried landing leading to five, well proportioned double bedrooms and the house bathroom, bedroom one having en-suite shower room and walk-in wardrobe and bedroom two having en-suite shower room facilities. Externally there is a driveway to the front and a lawn garden, to the rear is a flagged terrace ideal for alfresco dining and the rear garden is laid predominately to lawn. The gardens enjoy pleasant views with a woodland outlook.

Tenure Freehold.

Council Tax Band F.

EPC Rating C.







GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed front door with leaded detailing and part-obscure glazed inserts, with adjoining obscure glazed windows to either side. The entrance hall is a light and airy space which features a fabulous galleried landing accessed via a central staircase with twin banisters, traditional spindles and newel posts. There is decorative coving to the ceiling, high quality flooring, two ceiling light points, and doors providing access to the downstairs w.c., the family room/home office, the open-plan dining kitchen, the lounge, and the formal dining room.

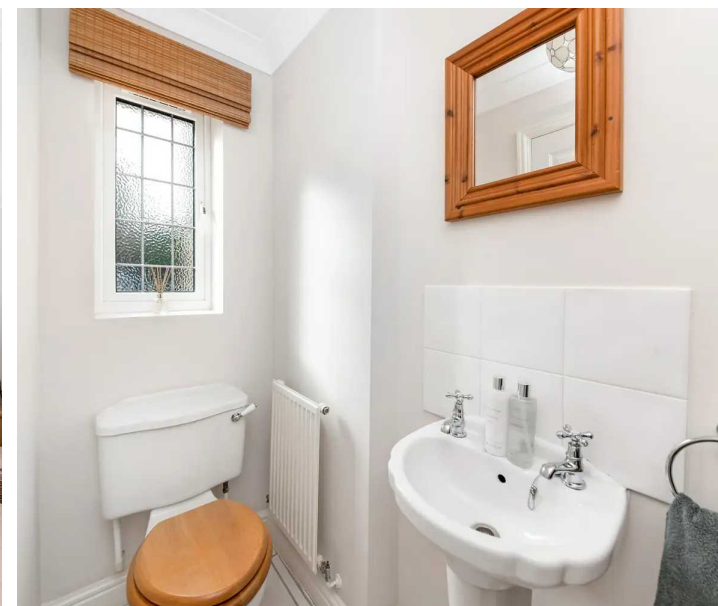
LOUNGE

18' 7" x 11' 7" (5.66m x 3.53m)

The lounge is a light and airy, generously proportioned reception room featuring dual-aspect windows to the side and rear elevations. There are double-glazed French doors to the rear elevation providing seamless access to the property's gardens and a pleasant view of the woodland backdrop. The room is decorated to a high standard and finished with neutral décor. There are two ceiling light points, decorative coving to the ceilings, a radiator, and the focal point of the room is the decorative inglenook fireplace with oak mantel above.

DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite comprising of a low-level w.c. and a pedestal wash hand basin with chrome taps and tiled splashback. There is tiled flooring, decorative coving to the ceiling, a ceiling light point, a radiator, a double-glazed window with obscure glass, leaded detailing and tiled sill to the front elevation.





BREAKFAST KITCHEN

16' 2" x 13' 7" (4.93m x 4.14m)

The breakfast kitchen enjoys a great deal of natural light courtesy of double-glazed windows to the rear and double-glazed French doors leading to the rear garden. There is high-quality LVT flooring, decorative coving, two ceiling light points, a vertical column radiator, multi-panel doors providing access to the utility room and the integral double garage, and a double doorway to the formal dining room. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, incorporating a one-and-a-half-bowl ceramic sink and drainer unit with brushed chrome mixer tap. There are built-in Bosch appliances including four-ring gas hob with canopy-style Samsung cooker hood over, waist-level oven, shoulder-level combination microwave oven, integrated dishwasher, and fridge freezer unit. The kitchen benefits from soft-closing doors and drawers, pull-out pantry units, under-unit lighting, and brick effect tiling to the splash areas.

INTEGRAL GARAGE

18' 10" x 17' 7" (5.74m x 5.36m)

The garage features two up-and-over doors. There is lighting and power in situ.



FORMAL DINING ROOM

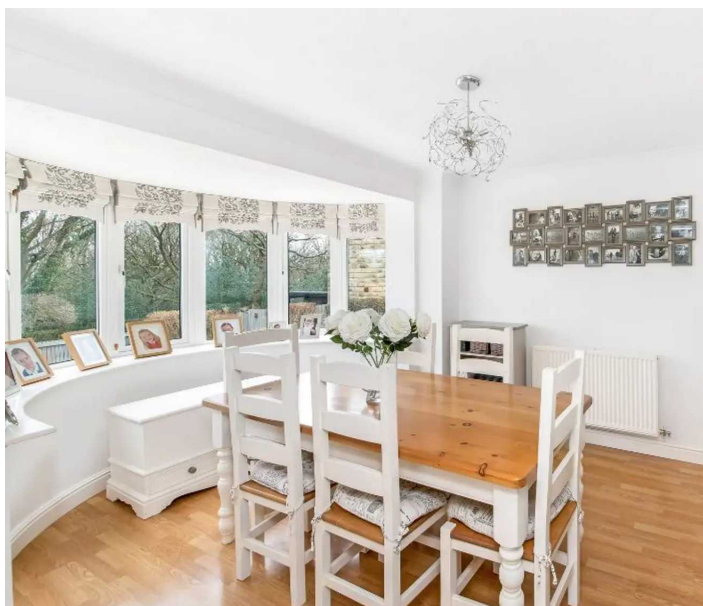
17' 0" x 10' 4" (5.18m x 3.15m)

The high-quality flooring continues through from the entrance hall to the formal dining room, which features a fabulous, double-glazed bay window to the rear elevation, taking full advantage of the pleasant views across the property's gardens and of the woodland backdrop beyond. The room features decorative coving to the ceiling, a central ceiling light point, and a radiator, and the formal dining room is open-plan to the breakfast kitchen.

UTILITY ROOM

8' 0" x 5' 3" (2.44m x 1.60m)

The high-quality, luxury vinyl tiled flooring continues through from the breakfast kitchen into the utility room, which features fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, incorporating a single bowl, stainless-steel sink and drainer unit with chrome mixer tap. The utility room features plumbing and provisions for an automatic washing machine and tumble dryer, as well as a tall pantry cupboard, brick-effect tiling to the splash areas, a ceiling light point, a ceiling mounted extractor fan, a radiator, and a double-glazed external door with obscure glazed inserts to the side elevation. The utility also houses the property's boiler.





FAMILY ROOM / STUDY

11' 7" x 9' 5" (3.53m x 2.87m)

This versatile reception room enjoys a great deal of natural light courtesy of the double-glazed bay window to the front elevation. There is decorative coving to the ceiling, a central ceiling light point, and a radiator. The room could be utilised as a family room, home office, or workshop.



FIRST FLOOR

GALLERIED FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach a split-level landing which is galleried and provides a pleasant view across the property's entrance hall. There are two ceiling light points, decorative coving to the ceiling, a radiator, a bank of double-glazed windows with leaded detailing to the front elevation, and doors provide access to five bedrooms and the house bathroom. The landing space also features a loft hatch providing access to a useful attic space, and twin multi-panel timber doors providing access to the airing cupboard which houses the hot water cylinder and provides additional storage.

BEDROOM ONE

14' 10" x 11' 7" (4.52m x 3.53m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation, providing a great deal of natural light. The principal bedroom also benefits from wall-to-wall fitted wardrobes with hanging rails and shelving in situ, as well as multi-panel doors providing access to the en-suite shower room and walk-in wardrobe.

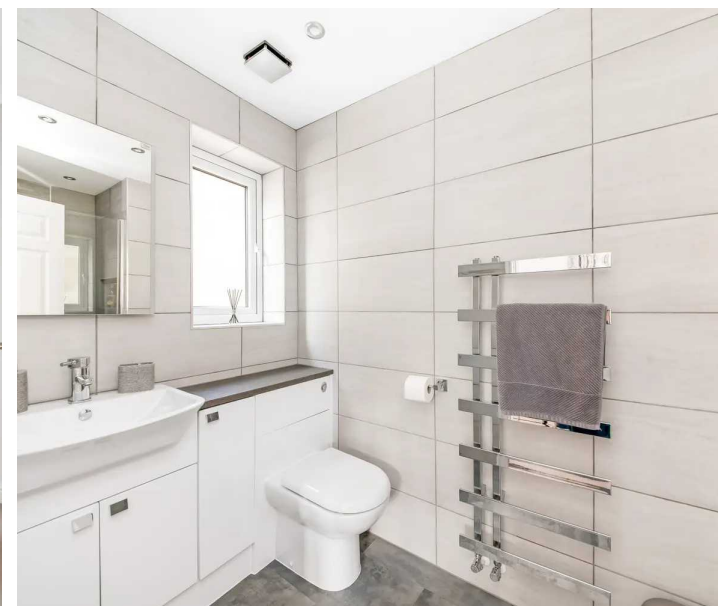
BEDROOM ONE EN-SUITE SHOWER ROOM

9' 0" x 4' 9" (2.74m x 1.45m)

The en-suite shower room features a contemporary three-piece suite comprising of a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with concealed cistern and push-button flush, which incorporates a broad wash hand basin with chrome Monobloc mixer tap and matching vanity cupboard beneath. There is attractive tiling to the walls and luxury vinyl tiled flooring, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator. There is also a double-glazed window with obscure glass and tiled surround to the side elevation.

BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe features hanging rails, shelving, and a drawer unit. There is an inset spotlight to the ceiling.





BEDROOM TWO

13' 10" x 12' 7" (4.22m x 3.84m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, offering fantastic open-aspect views across the property's gardens and of the woodland beyond. The room features decorative coving to the ceiling, a radiator, a ceiling light point, a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving, and the room is served by en-suite shower room facilities.

BEDROOM TWO EN-SUITE SHOWER ROOM

The en-suite shower room features a white three-piece suite which comprises of step-in shower cubicle with thermostatic shower, a low-level w.c., and a pedestal wash hand basin with chrome taps. There is vinyl tile-effect flooring, tiled walls, a double-glazed window with obscure glass to the rear elevation, a ceiling light point, an extractor fan, and a radiator.



BEDROOM THREE

13' 10" x 11' 4" (4.22m x 3.45m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, a ceiling light point, a radiator, and decorative coving to the ceiling. The room benefits from fitted wardrobes with hanging rails and shelving in situ.

BEDROOM FOUR

12' 7" x 9' 0" (3.84m x 2.74m)

Bedroom four is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, providing fantastic views, a ceiling light point, a radiator, and the room benefits from built-in wardrobes with hanging rails and shelving in situ.

BEDROOM FIVE

10' 6" x 9' 0" (3.20m x 2.74m)

Bedroom five is currently utilised as a home office but can accommodate a double bed with ample space for freestanding furniture. The room features a bank of double-glazed windows to the rear elevation, again providing a pleasant view across the property's gardens and of the woodland backdrop beyond. There is a ceiling light point, a radiator, and a bank of fitted wardrobes with hanging rails and shelving.



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ESTATE AGENTS



HOUSE BATHROOM

9' 0" x 6' 10" (2.74m x 2.08m)

The house bathroom features a white four-piece suite comprising of a step-in shower cubicle with thermostatic Mira shower, a panel bath, a pedestal wash hand basin, and a low-level w.c. There is vinyl tile-effect flooring, tiling to the walls, a double-glazed window with obscure glass and tiled sill to the side elevation, a ceiling light point, a radiator, and an extractor fan.

EXTERNAL

FRONT GARDEN

Externally to the front, is a tarmacadam driveway providing off-street parking for multiple vehicles and leading to the integral double garage. To one side is a lawn area bordered by flower and shrub beds.

REAR GARDEN

Externally to the rear, the property features an enclosed garden which is a fabulous space for the growing family, with flagged patio area ideal for al fresco dining and barbecuing. The patio proceeds onto a flat lawn area with raised decking to the bottom of the garden which enjoys the afternoon and evening sun. There is a bark chipping play area and a low maintenance gravelled area with rockery. There are well stocked flower and shrub beds and the gardens enjoy a pleasant woodland backdrop. There is external lighting, an external security light, and an external tap.

GARAGE

Double Garage

DRIVEWAY

4 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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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.

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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



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