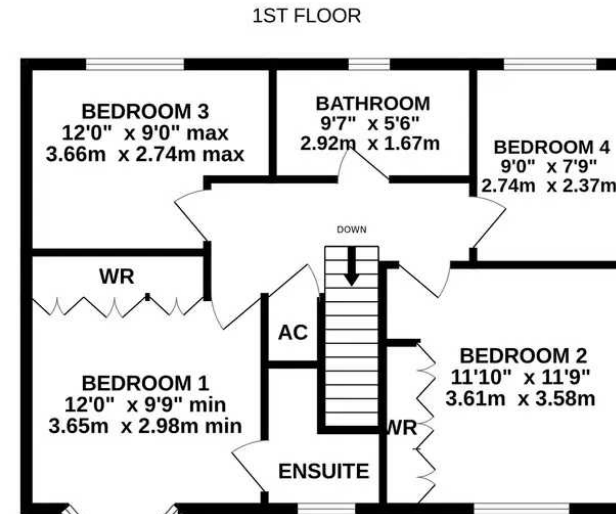
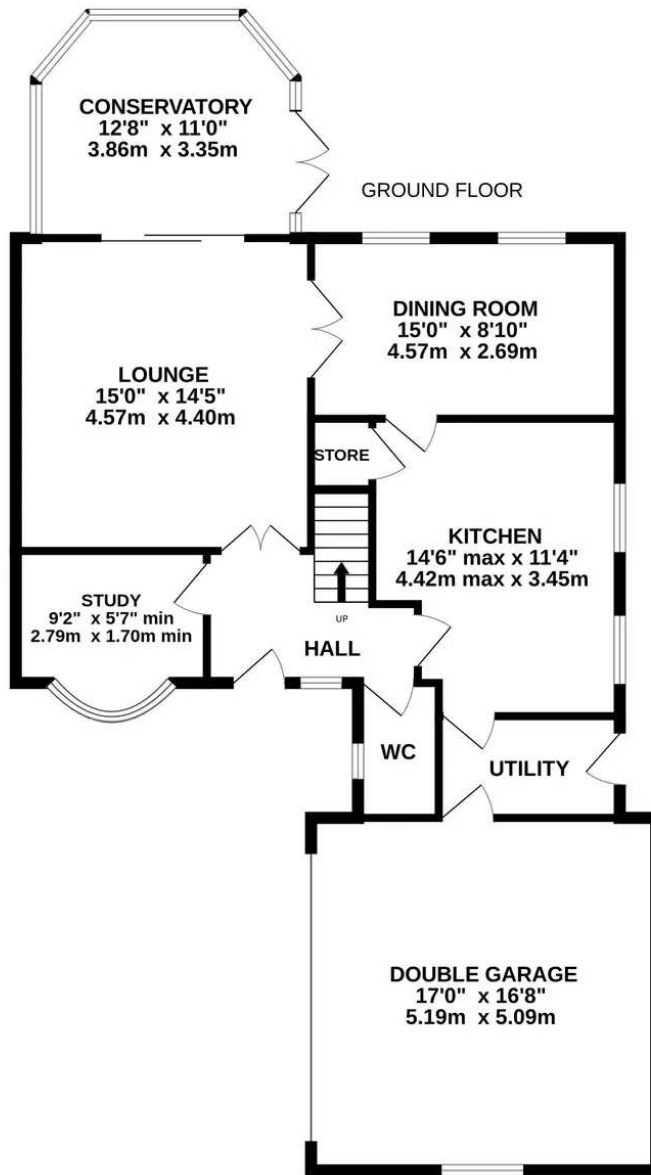




**158 Hawthorne Way, Shelley**  
Huddersfield, HD8 8PX

Offers Over **£475,000**



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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## 158 Hawthorne Way

Shelley, Huddersfield, HD8 8PX

NESTLED IN A QUIET CUL-DE-SAC POSITION IN THE SOUGHT-AFTER AREA OF SHELLEY PARK IS THIS SUBSTANTIAL, FOUR DOUBLE BEDROOM FAMILY HOME. OCCUPYING AN ELEVATED POSITION WITH OPEN ASPECT VIEWS TOWARDS EMLEY MOOR OVER ROOFTOPS, THE PROPERTY BOASTS THREE RECEPTION ROOMS, HOME OFFICE AND DOUBLE INTEGRAL GARAGE. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CLOSE TO VILLAGE AMENITIES.

The accommodation briefly comprises entrance hall, downstairs WC, lounge, formal dining room, kitchen, utility room, home office and conservatory to the ground floor. To the first floor there are four double bedrooms and the house bathroom, with bedroom one having modern en-suite shower room facilities. Externally there is a double tandem driveway leading to the double integral garage, to the front is a Indian Stone patio and gravel beds for pots and plants, to the rear is an enclosed garden which features a large decked area ideal for alfresco dining and barbecuing, the garden is completely private and includes a Hot Spot hot tub.

Tenure Freehold.

Council Tax Band F.

EPC Rating D.



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed timber front door with obscure glass and leaded detailing. The entrance hall features multi-panel doors providing access to the lounge, the breakfast kitchen, the home office, and the ground floor w.c. There is decorative coving to the ceiling, fabulous oak flooring, a ceiling light point, and a staircase with wooden banister rising to the first floor.

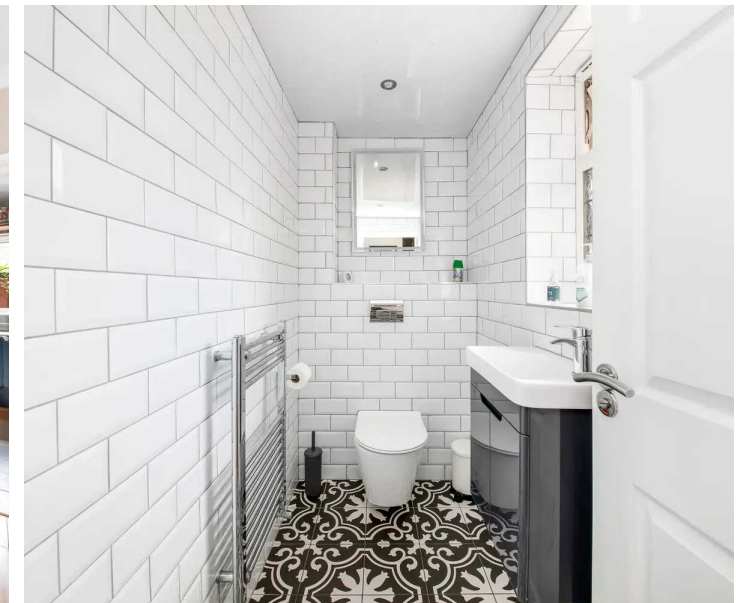
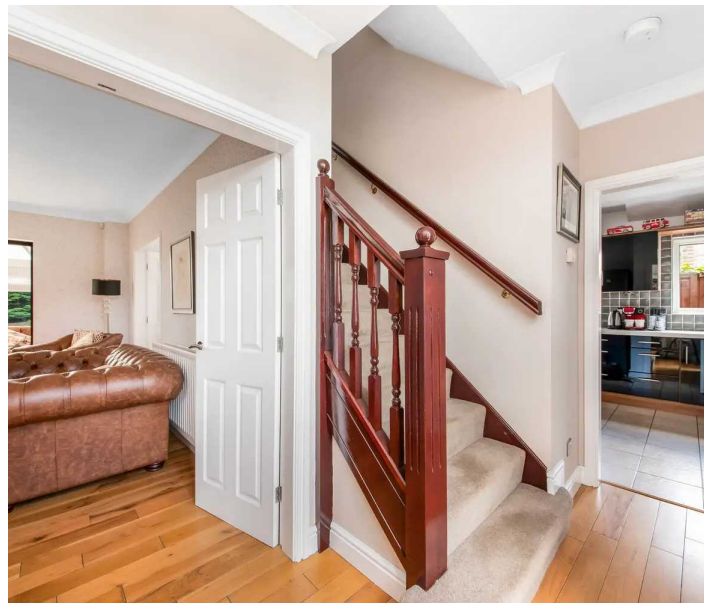
### DOWNSTAIRS W.C.

The downstairs w.c. features a modern two-piece suite comprising of a low-level w.c. with concealed cistern and push-button flush, and a broad wash hand basin with vanity cupboards beneath and chrome Monobloc mixer tap. There is attractive tiled flooring, high-gloss brick effect tiling to the walls, a panelled ceiling with inset spotlighting, and a chrome ladder-style radiator. Additionally, there is an LED backlit vanity mirror and a double-glazed window with obscure glass and leaded detailing to the side elevation.

### LOUNGE

15' 0" x 14' 5" (4.57m x 4.39m)

The attractive oak flooring continues through from the entrance hall into this generously proportioned reception room, which features decorative coving to the ceiling, a central ceiling light point, two wall lights points, a radiator, and television and telephone points. The lounge benefits from sliding patio doors to the rear elevation which lead to the conservatory, and twin multi-panel timber doors which proceed into the formal dining room. The focal point of the room is the living flame effect gas fireplace with marble inset and hearth and decorative timber mantel surround.





### FORMAL DINING ROOM

15' 0" x 8' 10" (4.57m x 2.69m)

The oak flooring continues through from the lounge into the formal dining room, which is a light, airy and spacious reception room. There is decorative coving to the ceiling, a ceiling light point, a radiator, a multi-panel door providing access to the breakfast kitchen, and two banks of double-glazed windows to the rear elevation which provide a great deal of natural light.

## BREAKFAST KITCHEN

14' 6" x 11' 4" (4.42m x 3.45m)

The breakfast kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and complementary rolled edge work surfaces over, which incorporate a one-and-a-half-bowl composite Franke sink and drainer unit with chrome mixer tap. There is a five-ring range cooker with canopy-style cooker hood over and an American-style plumbed fridge and freezer unit with ice maker. The kitchen benefits from tiling to the splash areas, tiled flooring, under-unit lighting, inset spotlighting to the pelmets and to the ceiling, a vertical cast-iron column radiator, and two banks of double-glazed windows to the side elevation. Multi-panel doors provide access to the utility room and a useful understairs cupboard.

## UTILITY ROOM

The tiled flooring continues through from the kitchen into the utility room. There are fitted wall and base units with rolled edge work surfaces over, incorporating a single-bowl stainless steel sink and drainer unit with chrome mixer tap. There is space and provisions for an automatic washing machine and a vented tumble dryer. Additionally, there is inset spotlighting to the ceiling, a radiator, an extractor fan, a loft hatch providing access to a useful attic space, a door leading into the integral garage, and a double-glazed multi-panel external door to the side elevation.





#### **OFFICE**

9' 2" x 5' 7" (2.79m x 1.70m)

The oak flooring continues through from the entrance hall into the home office, which enjoys a great deal of natural light cascading through the double-glazed bay window with stained glass and leaded detailing to the front elevation, which offers a pleasant view into the development. There is also a ceiling light point and a radiator.

#### **CONSERVATORY**

12' 8" x 11' 0" (3.86m x 3.35m)

The conservatory is a light and airy space featuring double-glazed French doors to the side elevation, providing access to the gardens. There is oak flooring, inset spotlighting to the ceiling, a radiator, and banks of windows to the rear and side elevations.

#### **DOUBLE GARAGE**

The garage features an up-and-over door, lighting and power in situ, a cold water feed, a double-glazed window with obscure glass and leaded detailing to the side elevation, and additional storage available in the rafters.



#### **FIRST FLOOR**

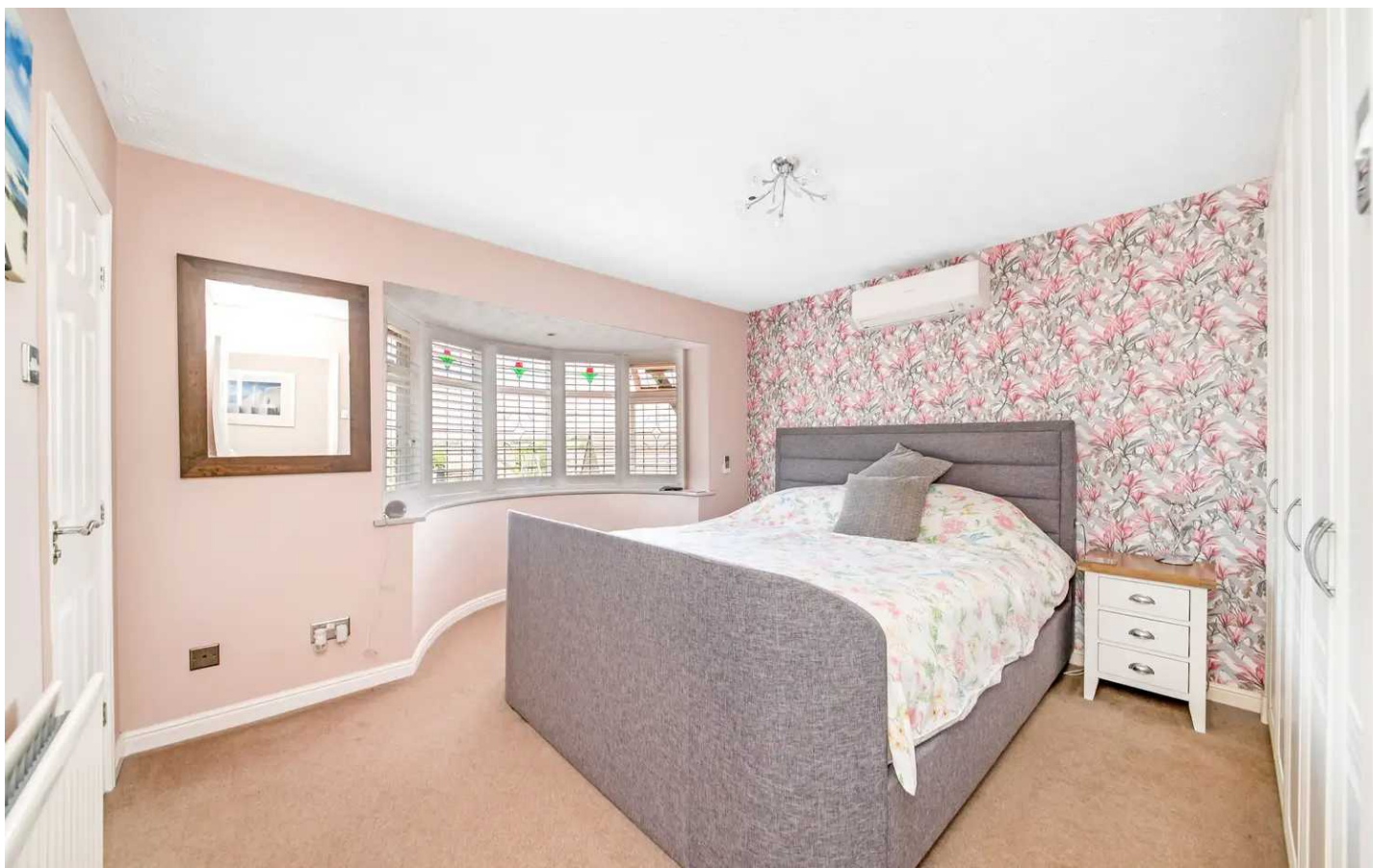
##### **FIRST FLOOR LANDING**

Taking the staircase from the entrance hall, you reach the first-floor landing. There is a ceiling light point, a loft hatch providing access to a useful attic space, a door enclosing the hot water cylinder cupboard, and multi-panel doors providing access to four well-proportioned bedrooms and the house bathroom.

### **BEDROOM ONE**

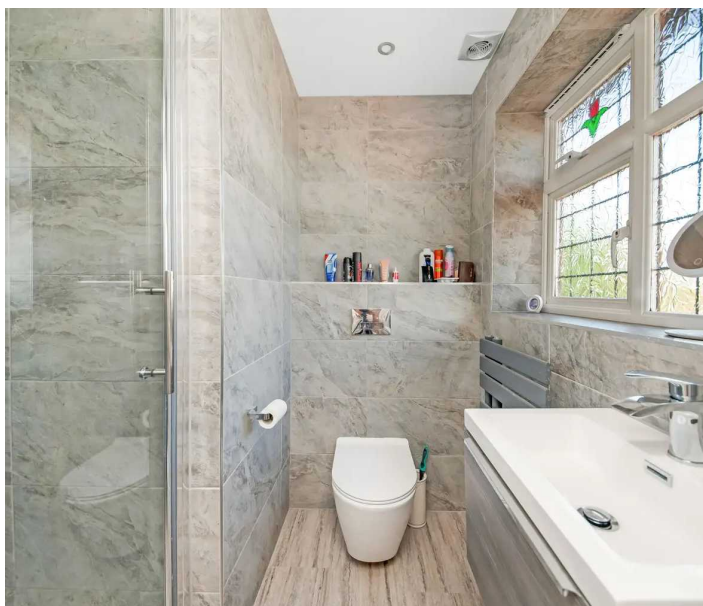
12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed bay window with leaded detailing and stained glass inserts to the front elevation, which provides fantastic open-aspect views over rooftops and across the valley. There is a recessed spotlight to the ceiling, a central ceiling light point, a radiator, and a multi-panel door providing access to the en-suite shower room. The principal bedroom also benefits from a wall-mounted air conditioning system and floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.



### **BEDROOM ONE EN-SUITE SHOWER ROOM**

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, and a broad wash hand basin with vanity drawer beneath and chrome Monobloc mixer tap. There is high-quality flooring, tiling to the walls, a bank of double-glazed windows with leaded detailing, obscure glazed inserts and stained glass, a panelled ceiling with inset spotlighting, a horizontal anthracite ladder-style radiator, an extractor fan, and a shaver point.



### **BEDROOM TWO**

11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a wall-mounted air conditioning unit, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, and a bank of double-glazed windows with leaded detailing and stained glass inserts to the front elevation, which provide fantastic views over rooftops towards Emley Moor Mast.







### **BEDROOM THREE**

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom three is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator.

### **BEDROOM FOUR**

9' 0" x 7' 9" (2.74m x 2.36m)

Bedroom four features a double-glazed bank of windows to the rear elevation, a ceiling light point, and a radiator.

### **HOUSE BATHROOM**

9' 7" x 5' 6" (2.92m x 1.68m)

The house bathroom features a modern, white, three-piece suite comprising of a recessed multi-jet bath with showerhead mixer tap, a pedestal wash hand basin, and a low-level w.c. There is high-quality flooring, tiling to the walls, a ceiling light point, an extractor fan, a radiator, and a double-glazed bank of windows with obscure glass and tiled surround to the rear elevation.



## EXTERNAL

### FRONT GARDEN

The property is approached via a tarmacadam driveway which provides off-street parking for multiple vehicles and leads to the integral double garage. The front garden is low maintenance with gravelled areas and space for pots and plants. Immediately to the front of the property is an Indian stone flagged patio which enjoys the afternoon and evening sun, and then proceeds to the front door where there are up-and-down lights. An Indian stone flagged pathway proceeds down the side of the property to a gate which encloses the rear gardens.

### REAR GARDEN

Externally to the rear, the property benefits from a low maintenance and completely private garden space which features an Indian stone flagged pathway leading down the side of the property. There are external taps, external plug points, and a fabulous decked area which is an ideal space for al fresco dining and barbecuing. There is a low maintenance rockery with gravel, part-fenced boundaries, privacy bearing fir trees, and a hardstanding for a garden shed. The rear garden also benefits from a Hotspot six-seater hot tub with LED internal lighting, jacuzzi function, and useful awning above in order that the hot tub can be enjoyed in all weathers.

### GARAGE

Double Garage

### DRIVEWAY

2 Parking Spaces



**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

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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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Monday to Friday – 8:45am to 5:30pm

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Sunday – 11am to 4pm



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