

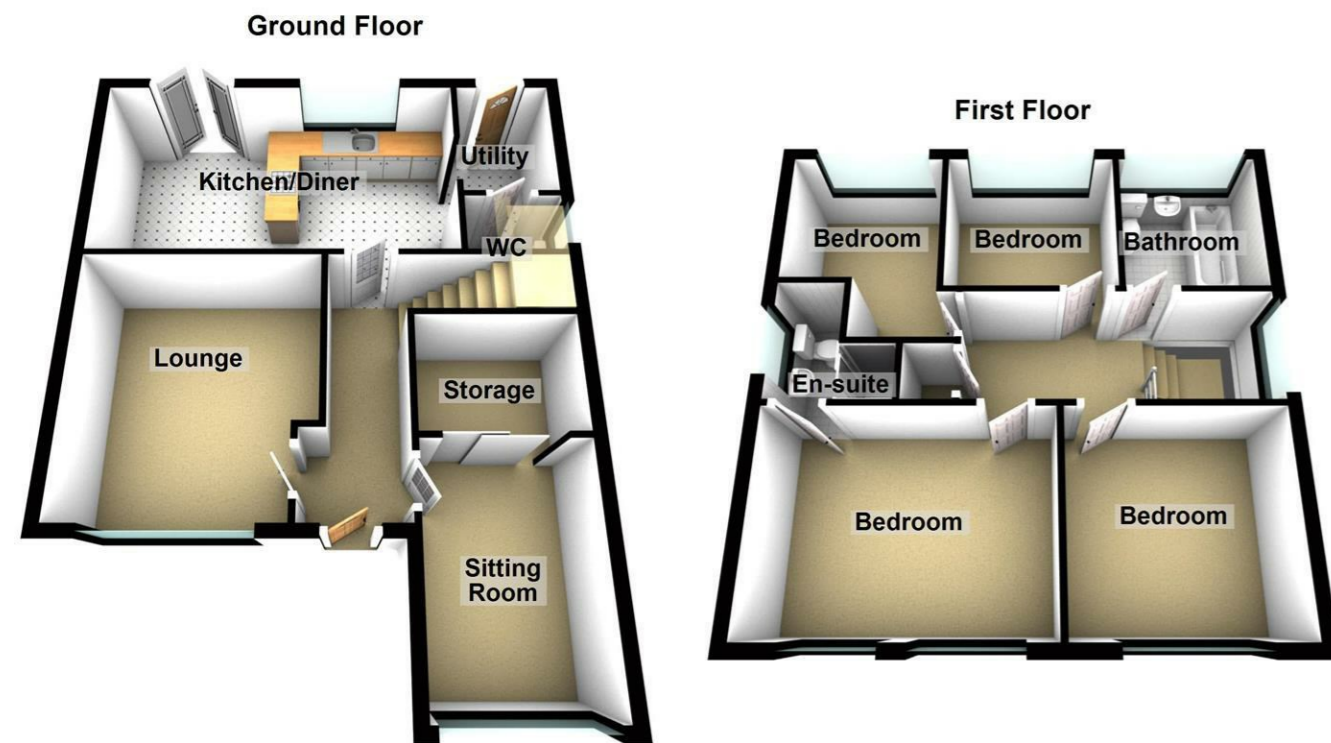
# BOULTONS

54 JOHN WILLIAM STREET  
 HUDDERSFIELD  
 HD1 1ER  
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18 Hawthorne Way  
 Shelley, Huddersfield, HD8 8JX

Offers Over £380,000



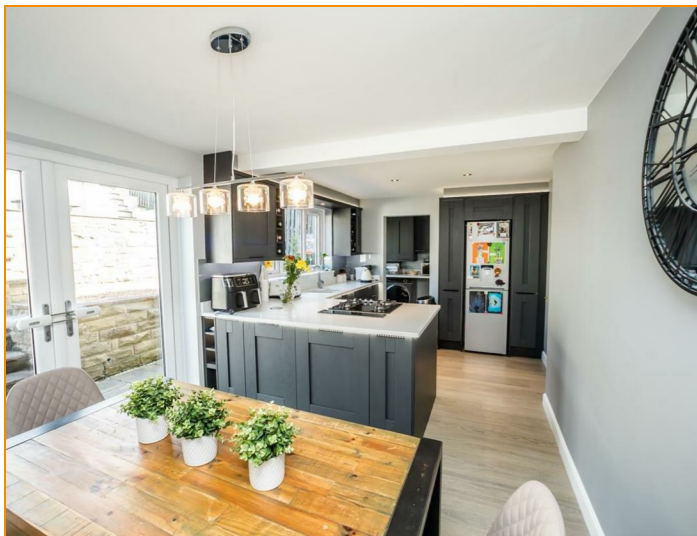
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18 Hawthorne Way, Huddersfield



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A beautifully presented and well appointed 4 bedroom detached family home located in the popular and sought after village of Shelley Park. Tucked away at the end of a tree lined cul-de-sac within easy reach of the regarded local first school and within close proximity of rolling countryside, village amenities and the railway station at Shepley. The spacious and practical accommodation has been the subject of a comprehensive programme of modernisation and improvement to provide a "move in ready" standard of fixtures and fittings, décor and presentation. Briefly comprising: Reception hall, W.C, home office, media/play room, lounge, SUPERB LIVING/DINING KITCHEN, 4 bedrooms (master with en-suite), quality family bathroom, landscaped gardens and driveway.

#### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

14'5" x 4'7" max or 2'11" min

Accessed via a contemporary composite front door with attractive Nordic grey Karndean style floor covering, central heating radiator and a staircase rising to the first floor.

##### LOUNGE

15'1" max into the bay or 12'9" ave x 9'10"

A comfortable and contemporary reception room enjoying an abundance of natural light via the uPVC double glazed bay window positioned to the front elevation. There is a central heating radiator and spotlights in the ceiling. The focal point for the room is a bespoke media wall including provision for a wall mounted television and ancillary supporting technology along with display niches and a contemporary electric, flame effect fire.

##### PLAY ROOM/SNUG

10'9" x 7'6"

With provision for a wall mounted television, a central heating radiator and a uPVC double glazed window to the front elevation. There is a laminate floor covering and access to a former shower room, now used as a home office. A potential guest or dependants bedroom.

##### HOME OFFICE

7'6" x 5'2"

With spotlights in the ceiling. We are informed by the current occupants that, upon purchasing the property, this was originally an en suite shower room and should the incoming purchasers require, subject to the necessary works could be returned to a ground floor shower room facility.

##### DINING KITCHEN

18'4" x 9'2" average

A social and open plan arrangement, presented in an attractive and up to the minute fashion with the kitchen area being fitted with a range of base and wall units with complementary granite work tops featuring LED under-counter top lighting, matching granite upstands and window sill. Incorporating a one and a half bowl inset sink unit with chrome mono block mixer tap over. The kitchen is further equipped with 4 ring gas hob, pop up extractor and fitted double oven along with an integrated dishwasher and provision for a fridge freezer. The Nordic grey Karndean style flooring is continued from the reception hall, tying in the modern theme throughout the ground floor space.

Positioned to the rear elevation is a uPVC double glazed window and a pair of uPVC double glazed French doors leading to the exterior of the property. An internal door leads to the utility room.

##### UTILITY ROOM

6'6" x 4'7"

Also showing a continuation of the Karndean style flooring, a uPVC double glazed door leads to the rear garden. There is plumbing for a washing machine, wall and base units matching those in the kitchen, granite worktops and concealed within one of the units is a Veissmann combination boiler. An internal door leads to the cloakroom/wc.

##### CLOAKROOM/WC

Fitted in a most contemporary fashion with a concealed flush wc, vanity hand wash basin, aqua board style splashbacks, central heating radiator and a uPVC double glazed window with privacy glass inset.

#### FIRST FLOOR

##### MASTER BEDROOM

13'1" max x 9'6"

Featuring a uPVC double glazed window to the rear elevation overlooking the rear garden, central heating radiator and an internal door leads through to the en suite shower room. Also smartly presented in modern fashion.

##### EN SUITE SHOWER ROOM

5'2" x 3'11" plus depth of the shower

A well appointed suite boasting a contemporary hand wash basin with chrome mono block tap over, low flush wc, shower cubicle, complementary tiled walls, uPVC double glazed window with privacy glass inset, heated towel rail and a fitted medicine cupboard.

##### BEDROOM 2, front

10'2" x 8'10"

With a uPVC double glazed window taking in distant views towards Shepley and the surrounding area, central heating radiator.

##### BEDROOM 3, rear

6'10" x 7'10" plus entrance

Also well presented with a uPVC double glazed window and central heating radiator.

##### BEDROOM 4, rear

6'10" x 8'2"

With a central heating radiator and a uPVC double glazed window overlooking the rear garden.

##### HOUSE BATHROOM

6'10" x 6'6"

Another fashionable and well appointed space. This family bathroom has a three piece suite comprising vanity hand wash basin with a chrome mixer tap over, panel bath with mixer tap, low flush wc, complementary tiled walls, heated towel rail and a uPVC double glazed window with privacy glass inset.

##### OUTSIDE - FRONT

A generous driveway provides ample off road parking and there is a lawned garden frontage with secure perimeter gates either side of the property.

##### REAR GARDEN

The garden to the rear has been the subject of a great deal of landscaping and now enjoys patio seating areas including a seating area adjacent to the living kitchen and a centrally positioned lawned section. A short flight of steps leads up to an elevated seating area with a low maintenance pebble finish. Another flights of steps leads up to the top lawn which is predominantly level and from which views of the surrounding countryside can be enjoyed.

##### COUNCIL TAX

BAND E.

##### TENURE

We understand that the property is a freehold arrangement.

##### AGENTS NOTES

At the front of the property there is a mature protected oak tree which adds to the feeling of privacy and semi rural style setting.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

