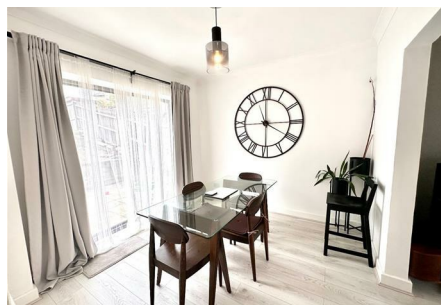




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



172 Hawthorne Way Shelley, Huddersfield, HD8 8PX

Open To Offers £449,950

REDUCED Offered for sale is this ready to move into residence with FOUR double bedrooms with the primary bedroom benefitting from en-suite facilities, double driveway and substantial rear garden. Offering easy access to the local communities of Shelley Village, amazing countryside walks, yet perfectly positioned for schools and great access to Wakefield and all motorway networks. This spacious family accommodation is set over two floors, boasting gas central heating with double glazing and security alarm system. Briefly comprises of: Entrance composite door leads to a reception hallway, lounge with bay windows and wood burning stove, opening onto a dining room with sliding doors and a good sized dining kitchen. There is also a separate downstairs w/c, utility room with ample storage and a converted garage space offering a multitude of uses. Staircase rises to the first floor landing: primary bedroom with en suite, a stunning recently fitted house bathroom and a further three good sized bedrooms. Externally, the property offers a sizeable plot with large driveway to front aspect providing off road parking and laid to lawn garden, to the rear is a tiered, mainly laid to lawn garden with patio area - perfect for outdoor activities. Ideally suitable for a variety of buyers this property must be viewed to appreciate the accommodation on offer! Telephone ADM Residential today on 01484-644555 ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



Dual colour composite door with feature glass panel leads to:

RECEPTION HALLWAY



Reception hallway with staircase rising to the first floor landing. Finished with coved ceiling, alarm system, wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors leading to:

DOWNSTAIRS CLOAKROOM



Useful separate w/c with opaque double glazed window to the side elevation. Featuring a two piece suite in white with black and chrome effect fittings, comprises of: hand wash basin and low level flush w/c. Finished with wall mounted heated towel rail and wood effect laminate flooring:

GARAGE/STORAGE 9'3 x 8'2 (2.82m x 2.49m)

Integrated garage which has been converted into two spaces offering an array of uses. Finished with up and over door, power and light:

GARAGE/STORAGE 8'2 x 7 (2.49m x 2.13m)

Integrated garage which has been converted into two spaces offering an array of uses. Finished with up and over door, power and light:

SPACIOUS LOUNGE 15'9 x 11'9 (4.80m x 3.58m)



Spacious lounge area with uPVC double glazed bay window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a wood burning stove with tiled hearth, finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Archway leads to:

DINING ROOM 9'9 x 9'6 (2.97m x 2.90m)



Neutrally decorated dining area with double glazed sliding doors leading out to the rear garden, offering ample space for a dining table and chairs. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

DINING KITCHEN 15'10 x 8'8 (4.83m x 2.64m)



Well appointed dining kitchen with twin aspect uPVC double glazed windows to the rear and side elevations. Featuring a matching range of base and wall mounted units in high gloss Walnut effect, chrome effect fittings, laminate working surfaces with matching trim and an inset 1 and a 1/2 bowl stainless steel sink unit with drainer and mixer tap. Stainless steel cooker with five ring gas hob, stainless steel splash back and matching extractor hood over. Additionally, there is an integrated microwave, dishwasher and fridge with ample room for a dining table and chairs. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

UTILITY ROOM 5'8 x 5'1 (1.73m x 1.55m)



Useful utility room featuring a matching range of base and wall mounted units in high gloss Walnut effect, laminate working surfaces, matching splashbacks with plumbing for an automatic washing machine and space for a dryer. Finished with wall mounted gas central heated radiator and wood effect laminate flooring, door leading to the rear garden.:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor U-shaped landing with spindle balustrade and access to the loft via a hatch. Finished with doors leading to all rooms:

PRIMARY BEDROOM WITH EN-SUITE 20' x 10'8 (6.10m x 3.25m)



Larger than average, primary double bedroom benefitting from en-suite facilities and uPVC double

glazed window overlooking the front aspect. Featuring built-in deep double wardrobes with mirrored sliding doors, built in shelving and draws to both sets and finished with wall mounted gas central heated radiator. Door leading to:

EN-SUITE 5'11 x 5'7 (1.80m x 1.70m)



Modern en-suite shower room with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: shower unit with mains fitted shower over and glass splash screen, corner hand wash vanity basin with mixer tap and low level flush w/c. Finished with ceiling extractor fan, shaving point and tiled flooring:

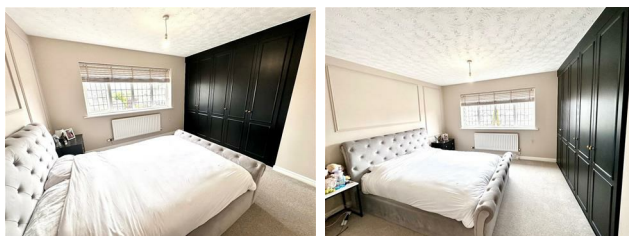
HOUSE BATHROOM 6'7 x 5'8 (2.01m x 1.73m)



Recently fitted, fully tiled, modern house bathroom with uPVC opaque double glazed window to the rear elevation. Featuring a three piece suite in

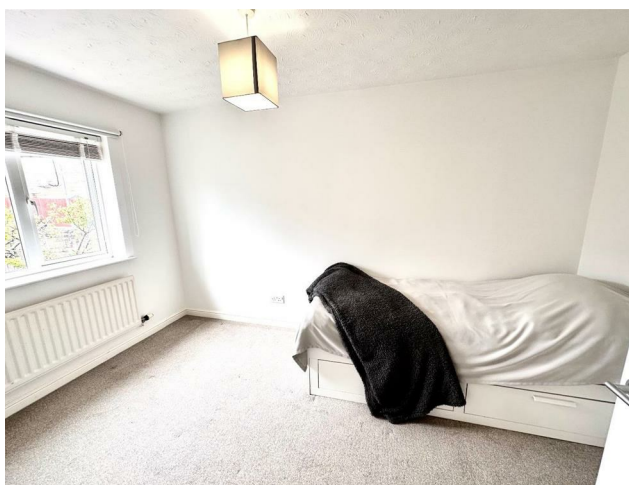
white with onyx and chrome effect fittings, comprises of: tiled in bath with mains fitted waterfall shower over and glass splash screen, hand wash basin and low level flush w/c. Finished with wall mounted heated towel rail and tiled flooring:

BEDROOM TWO 13'1 x 12'3 (3.99m x 3.73m)



Second generously sized double bedroom with uPVC double glazed windows overlooking the front aspect. Featuring built-in wardrobes to one alcove and finished with wall mounted gas central heated radiator:

BEDROOM THREE 12'11 x 8'2 (3.94m x 2.49m)



Third good sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

BEDROOM FOUR 8'10 x 8'8 (2.69m x 2.64m)



Fourth bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts a laid to lawn garden to the front aspect with gated access to the side aspect, as well as a paved driveway leading to the integral garage providing ample off road parking. To the rear is an enclosed, paved patio area perfect for entertaining guests and bistro dining during the summer months with steps leading to a large laid to lawn garden. Finished with outdoor tap, security light and fenced boundaries:

ADDITIONAL PHOTOS



A selection of additional photographs:

ABOUT THE AREA

With fantastic commuter links to the Motorway

and great schools in the immediate vicinity:

Local Schools: Shelley First School, Shepley First School, Skelmanthorpe Academy, Cumberworth CofE First School

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "E"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is Freehold.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8209-3293-3429-3007-0633>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of

way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

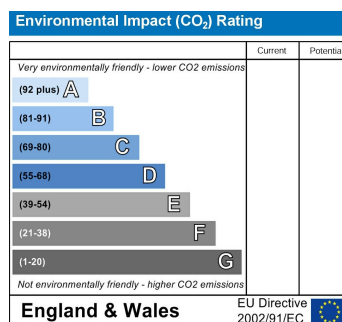
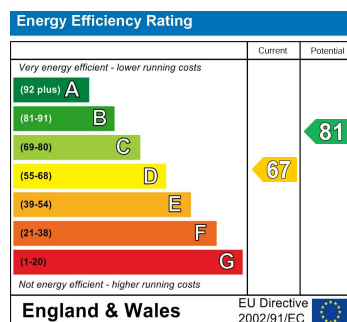
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Energy Efficiency Graph



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