

6 Hawthorne Way,
Shelley HD8 8JX

OFFERS AROUND
£400,000



THIS IMMACULATE FOUR BEDROOM DETACHED HOME HAS BEEN FINISHED TO A HIGH STANDARD THROUGHOUT AND HAS PRETTY LANDSCAPED GARDENS, A DOUBLE DRIVEWAY AND SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY
PROPERTIES

PORCH 5'3" apx x 4'3" apx

Adding to the property's pleasing curb appeal, this useful porch provides space to remove and store outdoor coats and shoes. You enter into the porch via a uPVC part glazed door, with floor to ceiling glazing either side and two further side windows. There is tiled flooring and a further part glazed uPVC door which leads to the entrance hallway.

ENTRANCE HALLWAY 13'9" max x 5'9" max

This welcoming entrance hallway has been beautifully decorated to create a lovely entrance to the property. With wood effect laminate flooring and a staircase which ascends to the first floor landing, the hallway also has doors leading to the under stairs cupboard, breakfast kitchen and lounge.



UNDERSTAIRS CUPBOARD

Offering useful storage space for coats, shoes or other household items, this cupboard is neatly tucked under the staircase.

LOUNGE 16'4" + bay x 10'9" apx

This spacious, bright room has a pebble effect gas fire with attractive limestone surround and hearth which creates a nice focal point for the room. A front facing bay window allows natural light to flood in and the space has been tastefully decorated in neutral tones. There is plenty of space for lounge furniture and glazed double doors open into the dining room, allowing for this room to be open plan or subtly separated from the other living areas. A further part glazed door leads to the hallway.



DINING ROOM 9'10" apx x 8'11" apx

Positioned centrally between the lounge, conservatory and breakfast kitchen, this versatile room is currently used as a formal dining room but would alternatively make a wonderful play room or home office. Glazed double doors to both the lounge and conservatory also means this space can be an extension to the adjoining living rooms if required, perfect for family life and social living. A further door leads to the breakfast kitchen.



CONSERVATORY 12'4" apx x 8'5" apx

A wonderful addition to this already well-proportioned home, this fully glazed conservatory has ample space for free standing furniture and enjoys a lovely outlook over the garden, with French doors opening onto the patio. There are wall lights, a central heating radiator and tiled flooring. Glazed doors lead to the dining room.



KITCHEN 10'7" apx x 9'9" apx

This airy kitchen consists of cream wall and base units, drawers and display cupboards, matching fitted dresser unit, under unit lighting, wood effect roll top work surfaces and stainless steel one and a half bowl sink and drainer, electric oven, four ring gas hob and concealed extractor fan, this superb kitchen also benefits from space for a table and chairs, ideal for informal dining. There are spot lights to the ceiling, a rear facing window with view of the garden and tiled flooring. Doors lead to the dining room, entrance hallway and utility room.



UTILITY ROOM 6'6" apx x 5'3" apx

This well thought through space has wall units to match the kitchen, one neatly housing the property's combination central heating boiler, roll top work surfaces and decorative wall tiling. There is plumbing for both a washing machine and dishwasher and space for a double fridge freezer. The floor tiles continue through from the kitchen, doors lead to the kitchen and downstairs W.C and an external part glazed door opens to the rear garden.



DOWNSTAIRS SHOWER ROOM 8'2" apx x 6'11" max apx

This handy downstairs W.C is fitted with a walk in shower cubicle with mains shower, white wall cylinder hand wash basin with chrome mixer tap and low level W.C. The room is partially tiled, has an obscure glazed side window, chrome heated towel rail, spot lighting and tiled flooring which continues through from the kitchen and utility and a door which opens to the utility room and garage.



FIRST FLOOR LANDING



The beautiful decor of the entrance hallway continues up the staircase to the first floor landing which has doors leading to the four bedrooms and airing cupboard. There is also a ceiling hatch which provides access to the loft space where there is a pull down ladder, boarded storage space, light and power.

MASTER BEDROOM 13'10" max x 13'8" max

This generous double bedroom benefits from lots of fitted furniture including wardrobes, overhead cupboards and a dressing table with drawers. There is also a large over stairs cupboard which offers a good amount of additional storage space. A front facing window has far reaching views towards Holme Moss and allows natural light to fill the room. Doors lead to the en-suite and landing.



EN-SUITE 6'6" max x 3'11" apx

Fitted with a contemporary three piece white suite comprising of shower cubicle with rain style shower head and recessed storage shelf, wall mounted oblong hand wash basin and low level W.C, this up to date en-suite is fully tiled in decorative wall tiles and has complementing floor tiles with under floor heating. There is spot lighting to the ceiling, a mirror with light, obscure glazed side window, chrome heated towel rail and door which leads to the master bedroom.



BEDROOM TWO 10'8" apx x 9'10" apx

Positioned to the rear of the property, this light and airy double bedroom has been decorated in soft neutral tones and provides plenty of space for free standing bedroom furniture. A window looks out over the garden and mature trees beyond and a door leads to the landing.



BEDROOM THREE 13'2" max x 11'10" max

This pretty double/twin bedroom is located to the front of the house, with fantastic views to rolling countryside from its window. The room has been very well presented and a deep alcove offers the perfect space for a wardrobe or set of drawers. A door leads to the landing.



BEDROOM FOUR 8'4" max x 8'0" max

This L shaped single bedroom would make the perfect child's bedroom, dressing room or guest room. It is currently being used as a home office and has a rear facing window looking out over the private garden and a door leads to the landing.



BATHROOM

This stylish bathroom is fitted with a three piece suite including bath with rain style shower over and separate hand held shower attachment, modern taps and controls, a wall mounted hand wash basin with mixer tap and low level W.C, this bathroom has a luxurious feel with fully tiled walls, recessed tiled shelving and tiled flooring with underfloor heating. The bathroom also benefits from spot lighting to the ceiling, an obscure glazed rear window with attractive shutters, a large heated mirror with lighting and chrome heated towel rail. A door leads to the landing.



GARAGE AND PARKING

A double driveway to the front leads to a single garage which has an electric up and over door, light and power.

FRONT GARDEN

To the side of the driveway is a lawned garden with mature shrub boundaries. A wide stone flagged path leads to a gate that opens to a bin store with outdoor sensor light which offers space to house the wheelie bins if desired. To the other side of the property is a second gate which provides access up the side of the property to the rear garden. To this side there is a sensor light and the gas and electric meters.

REAR GARDEN

Adjoining the house is an Indian stone flagged patio, ideal for outdoor dining furniture and seating. Stone steps lead to a raised lawn which has stunning well stocked flower beds and mature hedge boundaries making it feel secluded and private. There is a quaint little pond and superb vegetable patches which enhance this garden lover's haven. A garden shed sits to the top right and the garden benefits from outdoor lighting, water tap, water butt and power.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor. 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. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Garage & Driveway

RIGHTS AND RESTRICTIONS: NONE

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

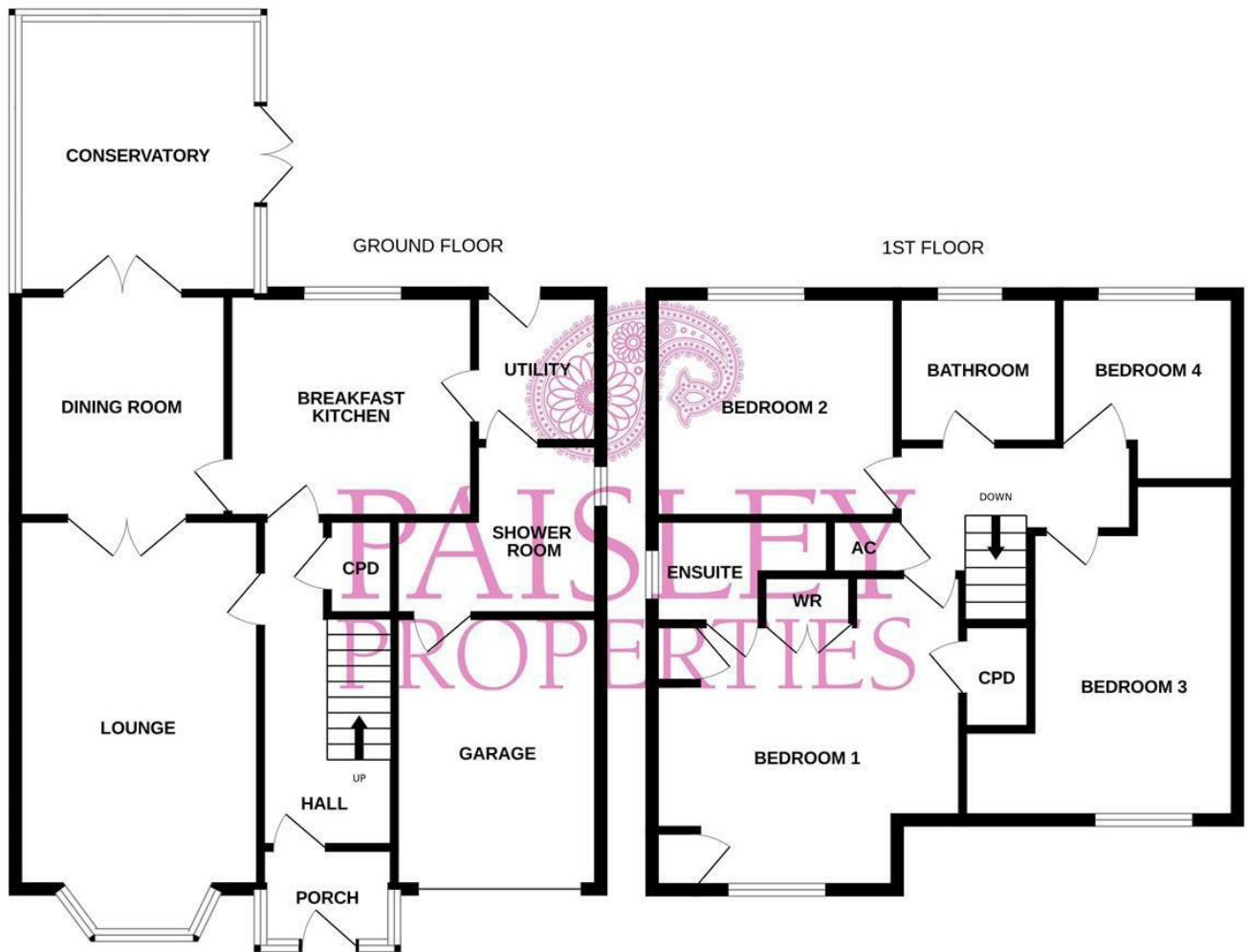
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PAISLEY PROPERTIES

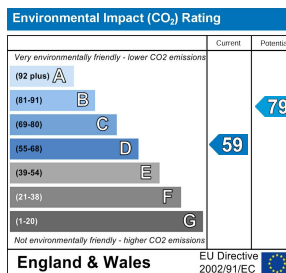
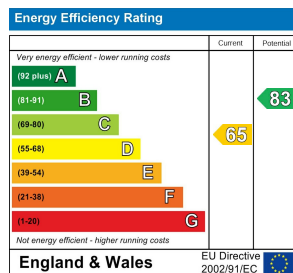
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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