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**Hawthorn Road, Slaithwaite
Huddersfield,**

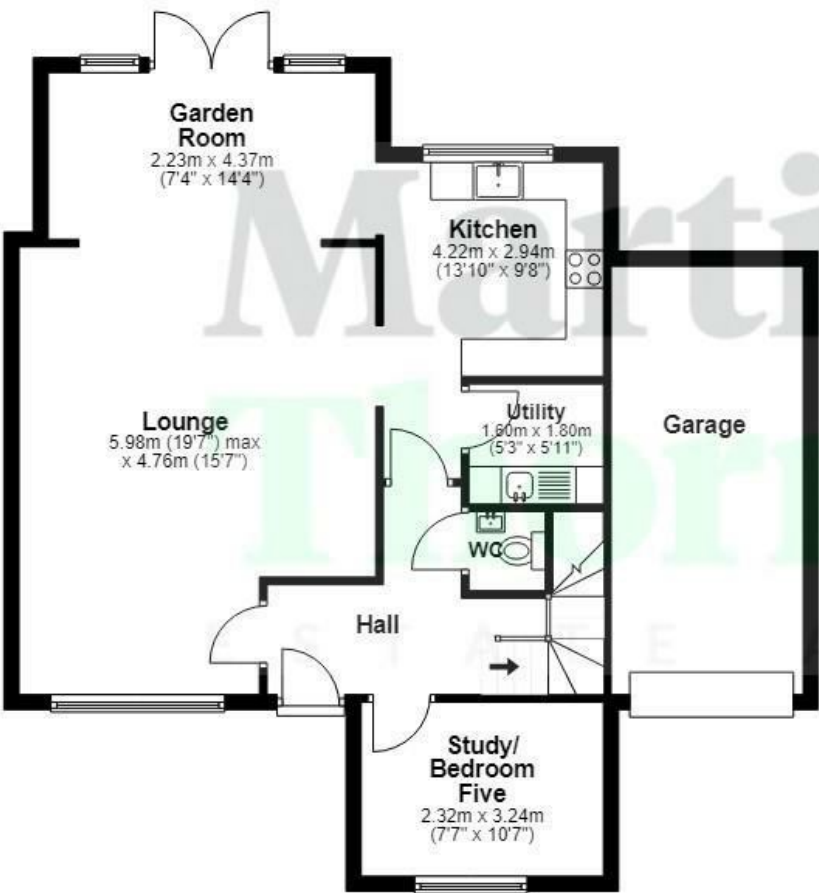
**Offers in the region of
£475,000**

MARTIN THORNTON PLATINUM

Enjoying a cul-de-sac position of just four detached homes, this is a four/five-bedroom family property located a short distance from the centre of this popular village, with local amenities. The rear of the property has a southerly aspect and enjoys long distance views from certain rooms, with the garden being a real sun trap, all of which make this a property to be viewed at the earliest opportunity. The spacious accommodation comprises an entrance hallway, downstairs WC, large open-plan living/dining room with adjoining sitting/dining area with double doors out onto the patio, separate kitchen with integrated appliances and utility. The large home office could also be utilised as a ground floor fifth bedroom or playroom, etc. On the first floor, there are four bedrooms, the master with an en suite shower room, and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is parking in front of the garage and on the gravelled area. The rear garden is a major selling feature of the home, with its southerly aspect, long distance views, lawns and seating areas. The top seating area has stunning long distance views down and across the valley. The four detached properties located on the cul-de-sac are part of the management company, who are responsible for the upkeep and maintenance.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall

An external composite door with opaque glazed panels gives access into the L-shaped hallway. It has walnut effect laminate flooring, a staircase rising to the first floor landing and a radiator. Within the hallway is the Smart thermostat for the central heating system.

Downstairs WC



This room houses a two-piece suite comprising a rectangular wall-mounted hand basin with tiled splashback and a low-level WC. There is ceiling downlighting, an extractor fan and a radiator.

Living/Dining Room



This room certainly has the wow factor and runs from front to rear of the property with the use of furniture creating the various living, dining and sitting areas in this wonderful

open-plan space. There is a continuation of the walnut effect laminate flooring, uPVC windows to the front elevation, provision for a wall-mounted TV and a radiator. A wide archway leads through to a garden room.

Garden Room



This room is positioned at the rear of the property and enjoys a southerly aspect, with stunning views from its elevated position looking directly across the valley. The high angled ceiling incorporates two Velux windows and central French style doors with matching screens on either side give access out onto the patio. There is a continuation of the walnut effect flooring, wall light points and a radiator.

Kitchen



The kitchen can be accessed via the entrance hallway and from the living/dining and garden room area, linking

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particularly well to create sociable eating and entertaining spaces. There is an array of units to high and low levels with worktops and brick effect tiled splashback, extending into the window sills of the twin uPVC windows. Integrated appliances include a fridge, freezer, dishwasher, fan oven and Neff induction hob with canopy style filter above. The room has ceiling downlighting, a radiator and access to the utility.

Utility

This room has wall cupboards, base units and a worktop with stainless steel sink and single drainer. There is space and plumbing for an automatic washer, and space for an additional appliance such as a condensing dryer. There is ceiling downlighting and useful storage space.

Study/Bedroom Five/Playroom



Positioned at the front of the property, this is a most versatile space depending on purchasers' requirements. It is currently utilised as a work from home office but could equally be an extra reception room or bedroom. It has twin uPVC windows, plenty of space for furniture and a radiator.

First Floor Landing



From the entrance hallway, the staircase rises to the first floor landing, which has a uPVC window to the side elevation. There is a radiator and access to the loft area with handy storage.

Bedroom One



This large double bedroom is positioned at the front of the property with plenty of space for freestanding or built-in furniture. It has three uPVC windows and a radiator. Being the master bedroom, it has the advantage of an en suite.

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En Suite Shower Room



This room has a corner shower cubicle with a curved door, a tiled interior and a wall-mounted shower fitting, along with a wash hand basin and a low-level WC. There is appropriate tiling to the walls, a mirror finished toiletries cabinet, an electric shaver point, downlighting and a radiator. To the rear elevation, there is an opaque uPVC window.

Bedroom Two



This double bedroom is positioned at the rear of the property and, arguably, enjoys the best views from the home. From an elevated position, it has views across the centre of Slaithwaite, across and down the valley. The room can easily accommodate fitted or freestanding furniture, has twin uPVC windows, a built-in wardrobe and a radiator.

Bedroom Three



This double bedroom is positioned at the front of the property, with plenty of space for fitted or freestanding furniture. There is also a radiator. The uPVC window enjoys a pleasant outlook.

Bedroom Four



This good-sized fourth bedroom is positioned at the rear of the property, enjoying a similar outlook to that of bedroom two from its uPVC window. There is also a radiator.

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House Bathroom



The bathroom has a white three-piece suite comprising a bath with shower screen, overhead waterfall style shower fitting and a hand-held shower attachment; a wall-mounted rectangular hand basin and a low-level WC. The room has an electric shaver point, an extractor fan and ceiling downlighting. There is appropriate tiling to the walls and a radiator.

External Details



In front of the property, there is a driveway providing parking and access to the attached garage. In front and to the left of the garage, the gravelled area can also be utilised as off-road parking. A timber gate gives access to the side garden. The rear garden is a major selling feature of the house for the long distance views and southerly aspect, meaning that the large full-width patio can be a real sun

trap. Steps lead down to a level lawned area with the use of railway style sleepers and planted borders on the left-hand side, which wraps around the side of the patio, where there is a further paved seating area that could also be used for outbuildings, etc. This area has outside water and lighting, and is to the rear of the attached garage. Steps lead down to the lower level, where there is a similarly sized lawn, a paved seating area and perimeter fencing. At the side of the property, there is a shaped, level lawned garden, a pathway and three palms. A gate with timber sleeper style and gravelled steps leads to a stone tiled seating area, with fabulous views from its raised position, looking down and across the valley.

Garage

The garage is attached to the property and has an up-and-over door, power and lighting. It houses the boiler for the central heating system.

Tenure

The vendor confirms the property Leasehold and we await further information.

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Directions

