241 Hawthorne Way, Shelley HD8 8PZ

OFFERS AROUND
£250,000















** NO ONWARD CHAIN** SITTING IN A SOUGHT AFTER LOCATION, THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, DRIVEWAY, REAR GARDEN AND LOVELY VIEWS.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE 5'4" apx x 3'4" apx





You enter the property through a part glazed uPVC door into the entrance hallway which has space to remove coats and shoes on arrival. A staircase ascends to the landing and a door leads to the lounge.

LOUNGE 15'3" apx x 10'4" apx





Bursting with natural light courtesy of the large front facing window, this spacious living room has ample space for furniture and has an attractive gas fireplace with timber surround and marble hearth creating a focal point in the room. Doors lead to the dining kitchen and entrance hallway.

DINING KITCHEN 13'7" apx x 9'9" apx




Positioned across the rear of the property and benefiting from views over nearby fields, this modern dining kitchen is great for family living and is fitted with a range of white and grey gloss wall and base units, contrasting work surfaces, mosaic splashbacks and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over and there is space/plumbing for a washing machine and under unit fridge freezer. A rear facing window overlooks the garden, there is laminate flooring and a handy understairs cupboard provides excellent storage space. A door leads to the lounge and an external door opens to the garden.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to the three bedrooms, bathroom and airing cupboard. A loft hatch provides access into the loft space.

BEDROOM ONE 13'6" apx x 8'7" apx




Spanning the front of the property and filled to the brim with natural light, this wonderful double bedroom has two windows overlooking the quiet street and has ample space for bedroom furniture. There is neutral décor, pendant lighting, carpeted flooring and a door to the landing.

BEDROOM TWO 10'2" apx x 6'3" apx




Another good sized, bright and airy bedroom benefiting from neutral décor and space for bedroom items. There is pendant lighting, carpeted flooring and the rear facing window provides lovely views over the fields and beyond. A door leads to the landing.

BEDROOM THREE 7'4" apx x 7'1" apx




This charming single room could alternatively make a great hobby room, nursery or home office for those now working from home. A rear facing window allows similar views to bedroom two, there is carpeted flooring and a door to the landing.

HOUSE BATHROOM 7'6" apx x 5'10" apx




The bathroom is fitted with a contemporary three piece white suite including a bath with shower over, pedestal hand wash basin and low level WC. The room is fully tiled with attractive travertine style tiling to the walls and floor, a side facing obscure glazed window floods the room with light and there is a chrome heated towel rail. A door leads to the landing.

EXTERIOR




To the front of the property there is an artificial lawned area and a long driveway providing off road parking for multiple vehicles.

To the rear of the property there is a superb enclosed garden which has timber fencing, large lawn, decked seating area and a patio which adjoins the property. To one side there is a generous shed providing excellent storage space for gardening equipment and furniture.







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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

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 10000 Mbps

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

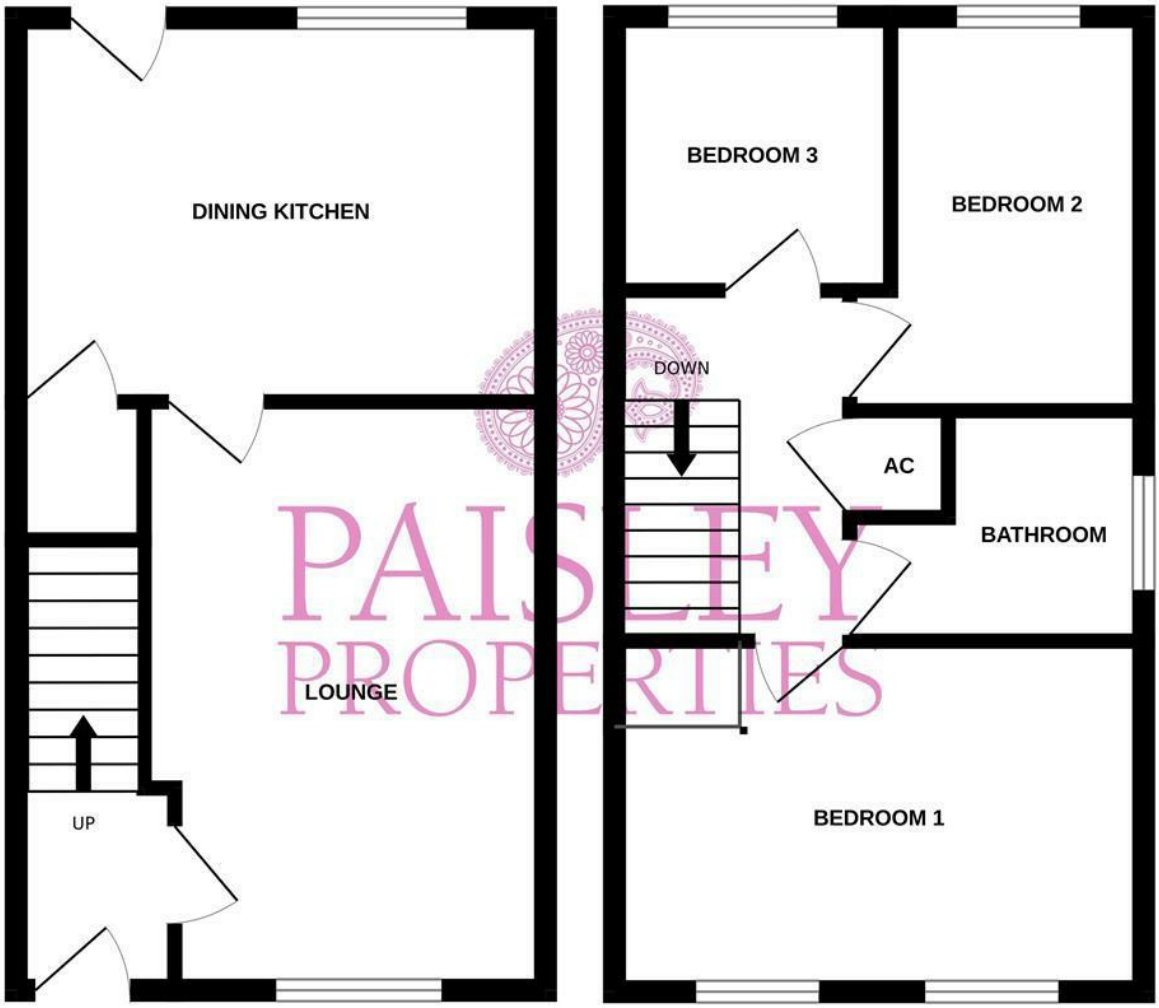
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to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

PAISLEY 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.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

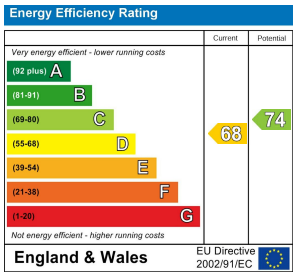
GROUND FLOOR

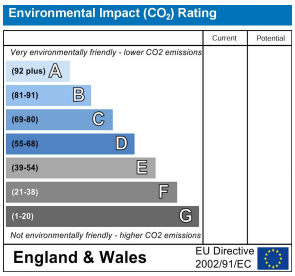
1ST FLOOR



PAISLEY PROPERTIES

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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