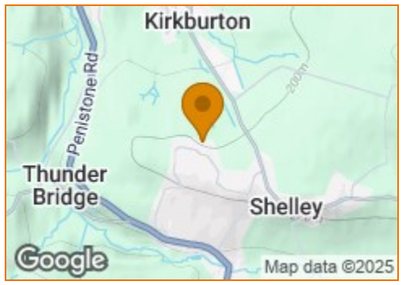
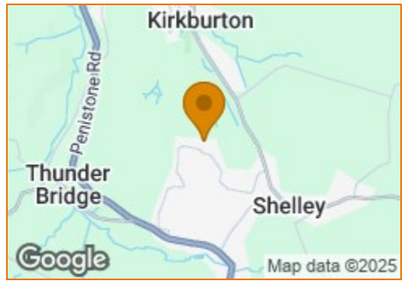
Terrain Map

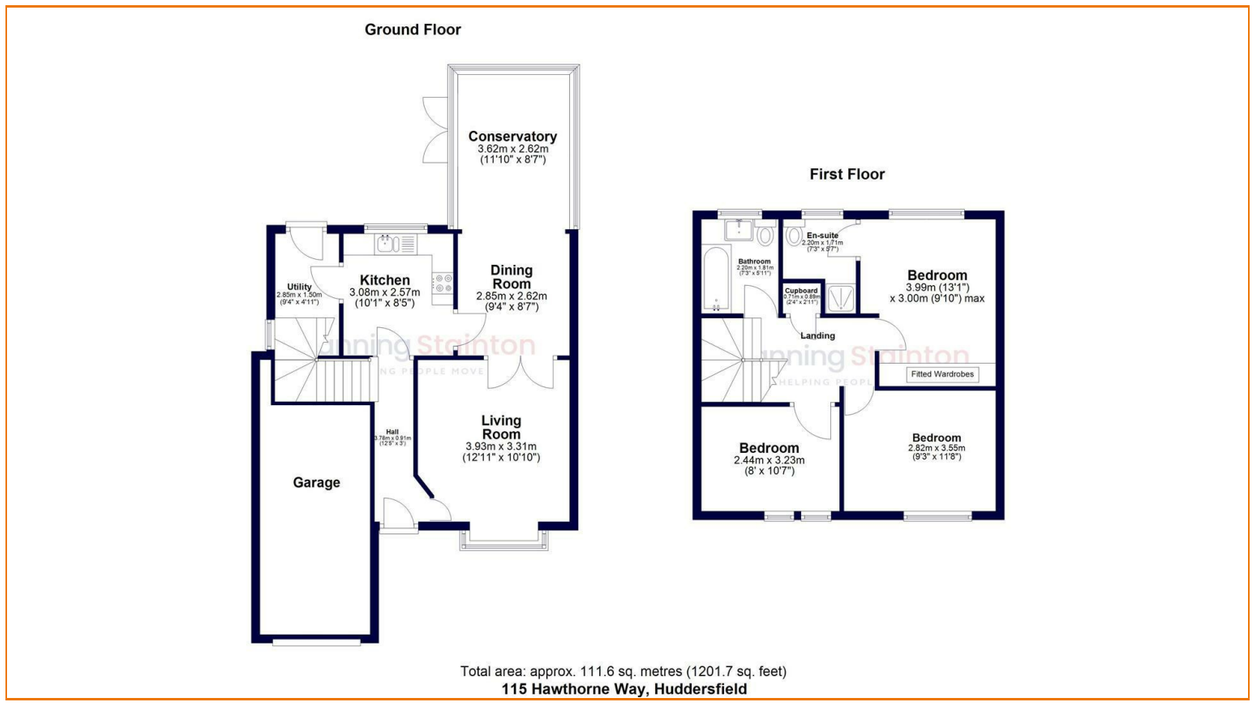


Hybrid Map

Terrain Map



Floor Plan

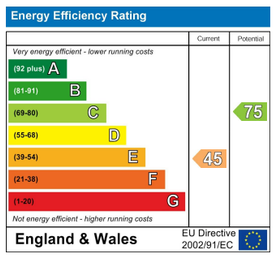


Total area: approx. 111.6 sq. metres (1201.7 sq. feet)
115 Hawthorne Way, Huddersfield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS

Hawthorne Way

Shelley, Huddersfield, HD8 8QF

£350,000

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Shelley, Huddersfield, HD8 8QF

£350,000

Boasting a desirable cul-de-sac position is this attractive, family friendly 3 bed detached house offering a perfect blend of comfort and modern conveniences.

With its attractive wooded rear aspect, the property enjoys a pleasant backdrop, ideal for those who appreciate the local countryside.

Inside, the home boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The extended conservatory at the rear enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property features three generously sized double bedrooms, providing ample space, making it particularly appealing for families, especially as it is located near a well-regarded primary school and is part of a three-tier school system, ensuring excellent educational opportunities for children.

This delightful residence combines a peaceful setting with convenient access to local amenities, regional financial centers and the surrounding countryside, making it an ideal choice for those seeking a family home in a sought-after area. Don't miss the chance to make this lovely property your own and book a viewing today. .

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL
12'1" x 4'3" max
Accessed via a traditionally styled double glazed front door. There is an oak style floor covering, a central heating radiator and a staircase rising to the first floor. Access to the ground floor rooms and also the garage.

LOUNGE
12'10" x 11'1" max
Positioned at the front of the property and enjoying good levels of natural light via the uPVC double glazed bay window (0.51m x 1.30m), part wall in construction. As a focal point you will find a coal effect gas fire within a marble surround and atop a marble hearth, decorative coving, provision for lighting, a central heating radiator and glazed internal double doors leading to the dining room.

DINING ROOM
8'6" x 8'5"
Open plan in design adjacent to the conservatory, with decorative coving and a central heating radiator.

CONSERVATORY
12'2" x 8'7"
Part wall and part uPVC double glazed in construction, taking in the attractive wooded aspect beyond the garden with uPVC double glazed French doors leading to the decking area. There is an attractive natural wood floor covering extending from the dining room.

BREAKFAST KITCHEN
9'11" x 8'5"
Fitted with a range of wall and base units in a white colour scheme with contrasting marble effect working surfaces which incorporate a one and a half bowl inset sink unit with mixer tap. You will also find plumbing for a dishwasher, a four ring gas hob with oven beneath and part tiled splashbacks around the preparation areas. There is also a central heating radiator and doors leading to the dining room, reception hall and utility.

UTILITY ROOM
10'0" x 4'8"
Fitted with a range of wall and base units along with contrasting marble effect working surfaces with provision for under counter top white goods and plumbing for a washing machine. There is a wall mounted Ideal Classic boiler, part tiled splashbacks and a uPVC double glazed window to the gable with privacy glass inset. A double glazed rear door with privacy glass inset gives easy access to the rear garden.

FIRST FLOOR

MASTER BEDROOM
11'5" to the robe x 9'11" max
Enjoying good levels of natural light via the uPVC double glazed window positioned to the rear elevation which takes in the lovely wooded, semi rural aspect. You will also find a central heating radiator and a range of bedroom furniture which comprises three double robes providing a range of hanging and shelving. An internal door leads to the the en suite shower room.

EN SUITE SHOWER ROOM
5'6" x 7'0" into the shower
Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and shower cubicle. There are complementary tiled walls and flooring, along with a heated towel rail and a uPVC double glazed window positioned to the rear elevation with privacy glass inset. Extraction unit.

BEDROOM 2
12'2" x 9'3" (plus entrance)
A well proportioned double bedroom positioned to the front of the property with a uPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM 3
10'4" x 9'3"
Having two uPVC double glazed windows to the front elevation and a central heating radiator. Another generous sized double bedroom also in good decorative order.

FAMILY BATHROOM
6'9" x 7'1"
Fitted with a white three piece suite comprising panel bath with mixer tap and hand held shower attachment, pedestal hand wash basin and low flush wc. There are part tiled splashbacks, a central heating radiator, tiled floor covering and a uPVC double glazed window with privacy glass inset to the rear elevation.

LANDING
13'6" x 5'10"
Enjoying natural light via the uPVC double glazed window positioned to the gable end with privacy glass inset. There is also a loft hatch providing access to the roof void via a pull down ladder. A useful linen/cylinder cupboard, central heating radiator and a balustrade plus newel post and spindles on display creating a galleried style landing.

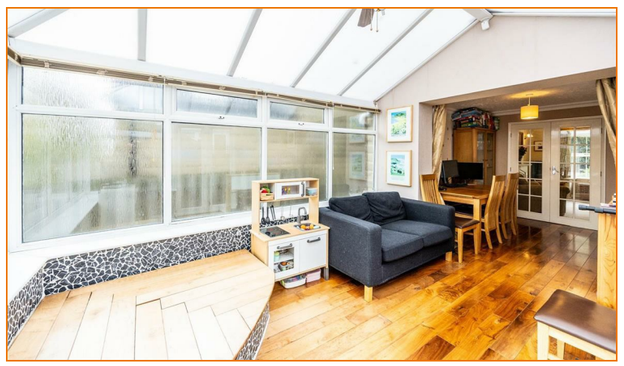
LOFT SPACE
20'6" or 5'5" x 6'10" (max into the eaves)
Accessed via the fold away ladder, boarded out and providing a most useful storage space with lighting.

OUTSIDE
There is a lawned garden to the front of the property with established hedges to the front of the curtilage which offer a good degree of privacy from the roadside. There is also a driveway providing ample off road parking and a flagged pathway leading to the front door.

The principle garden is an established, good sized rear garden with decking and circular heritage style patio, also enjoying a good degree of privacy with the wooded aspect to the rear. There are planted pockets and flowerbeds and a useful garden shed/summer house.

GARAGE
17'10" x 7'11" av (extending to under the stairs)
With power and light, up and over door and alarm control panel.

TENURE
We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND D

EPC RATING E