



cornerstone
ESTATE AGENTS

Hawthorne Way
Shelley, Huddersfield



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Offers In Region Of £240,000

LOCATED AT THE END OF A QUIET CAL DU SAC WITHIN THE SOUGHT-AFTER AREA OF HD8 SHELLEY, THIS WELL-MAINTAINED SEMI-DETACHED HOME IS PERFECT FOR FIRST-TIME BUYERS AND SMALL FAMILIES LOOKING TO STEP ONTO THE PROPERTY LADDER. FEATURING A MODERN INTERIOR AND A PEACEFUL SETTING, THIS HOME OFFERS BOTH COMFORT AND CONVENIENCE.

The property benefits from two good-sized parking spaces and a small front lawn. At the rear, you'll find a private, fenced garden with a well-kept lawn. The outdoor area also offers views of the surrounding neighbourhood, including Emley Moor Mast in the distance. Stepping inside, an entrance hallway leads to the staircase and into the spacious lounge. The lounge is bright and inviting, enhanced by a charming bay window. To the rear, the modern kitchen boasts an integrated fridge freezer and a handy under-stairs storage cupboard. The kitchen window overlooks the garden, providing a lovely view. Upstairs, the home offers three bedrooms and a family bathroom. The good sized main bedroom is situated at the front of the house, while the second bedroom, located at the rear, enjoys views of the garden and surrounding area. The third bedroom is ideal as a single room, nursery, or home office. With its desirable location and well-presented interiors, this home is a fantastic opportunity for buyers looking for a move-in-ready property in shelley.



ADDITIONAL INFORMATION

Council Tax: C

EPC: C

Tenure: Freehold

Parking: Off Road

UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



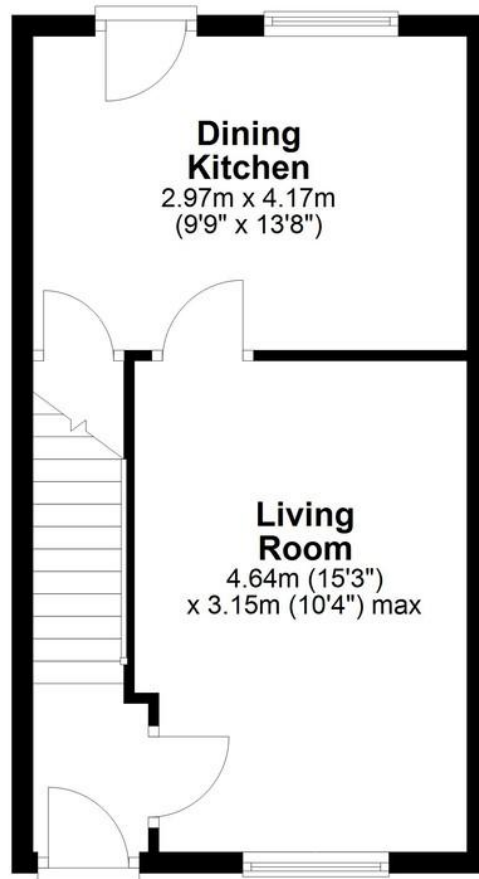






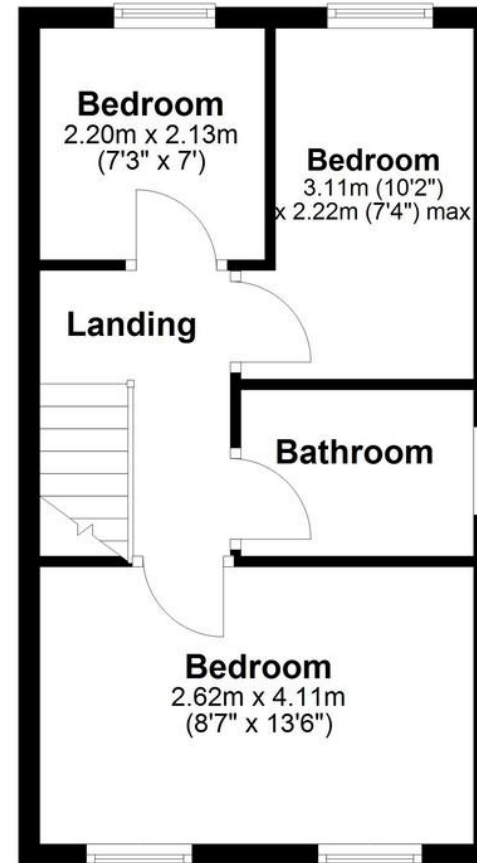
Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		