

126 Hawthorne Way,
Shelley HD8 8PX

OFFERS AROUND
£204,950



AN IDEAL OPPORTUNITY TO PURCHASE AND REFURBISH THIS SPACIOUS THREE STOREY SEMI DETACHED PROPERTY WHICH HAS SUFFERED EXTENSIVE DAMAGE THROUGHOUT FOLLOWING A FIRE YET OFFERS TREMENDOUS POTENTIAL. AFFORDING VERSATILE THREE BEDROOM/TWO BATHROOM FAMILY ACCOMMODATION WITH PLEASANT GARDENS AND GARAGE.

FREEHOLD/ COUNCIL TAX BAND D/ ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter into the spacious hallway with fitted cloaks storage, airing cupboard housing hot water cylinder, internal access to integral garage and turned staircase to first floor.

INTEGRAL GARAGE 19'5 x 8'8 ave

Having up and over door and affording a good amount of storage. Please note this area is significantly fire and smoke damaged.

FIRST FLOOR LANDING

A spacious first floor landing area having double glazed side window, internal doors to living room and kitchen and turned staircase to first floor.

LIVING ROOM 12'4 x 16'3 ave



A spacious living room having feature marble effect decorative fireplace, double glazed leaded window to front elevation and leaded double doors leading to outside balcony with wrought iron railings providing a pleasant elevated outside sitting area.

DINING KITCHEN 10'6 x 16'3 max



A generously proportioned kitchen having space for dining/breakfast table fitted with a range of oak effect wall and base units with tiled splashbacks, inset single drainer acrylic sink unit, integrated double oven, gas hob, window to rear and double doors giving direct access to the rear garden.



SECOND FLOOR LANDING

A turned staircase ascends to the second floor having loft hatch and access to all bedrooms and bathroom.

BEDROOM ONE 10'6 x 10'8 max



A generous double bedroom positioned to the front of the property having fitted wardrobes with further space for freestanding furniture, window to front and access to en suite shower room.

EN SUITE SHOWER 10'5 x 5'1 max



Being furnished with a three piece suite with part tiled surround including pedestal hand wash basin, low level w.c, shower cubicle and obscured window to rear.

BEDROOM TWO 8'5 x 12'3 max



A well proportioned second double bedroom having fitted double wardrobe and window to front with elevated views.

BEDROOM THREE 12'4 x 7'7 max



A generous third bedroom positioned to the front elevation having double glazed leaded window.

FAMILY BATHROOM 5'10" x 6'5" apx

Furnished with a three piece white suite with two tone half tiled surround including low level w.c, pedestal hand wash basin, panelled bath unit and obscured window to the side.

REAR GARDEN



Being accessed from both the kitchen and gate to the side is this fully enclosed and good sized tiered garden including lower level decked seating area and raised lawned areas with central steps and well stocked borders.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front a driveway provides off street parking and leads to the single integral garage with further open porch with outside store and open lawn to the front. A gate with steps gives access to the side leading to the rear garden.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees / Band D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway parking

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property.
The property has been subject to a considerable fire which started in the garage and has caused significant damage throughout the property and over all three floors. Further information on request.

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 - TBC

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

AGENT 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.

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 to arrange an appointment.

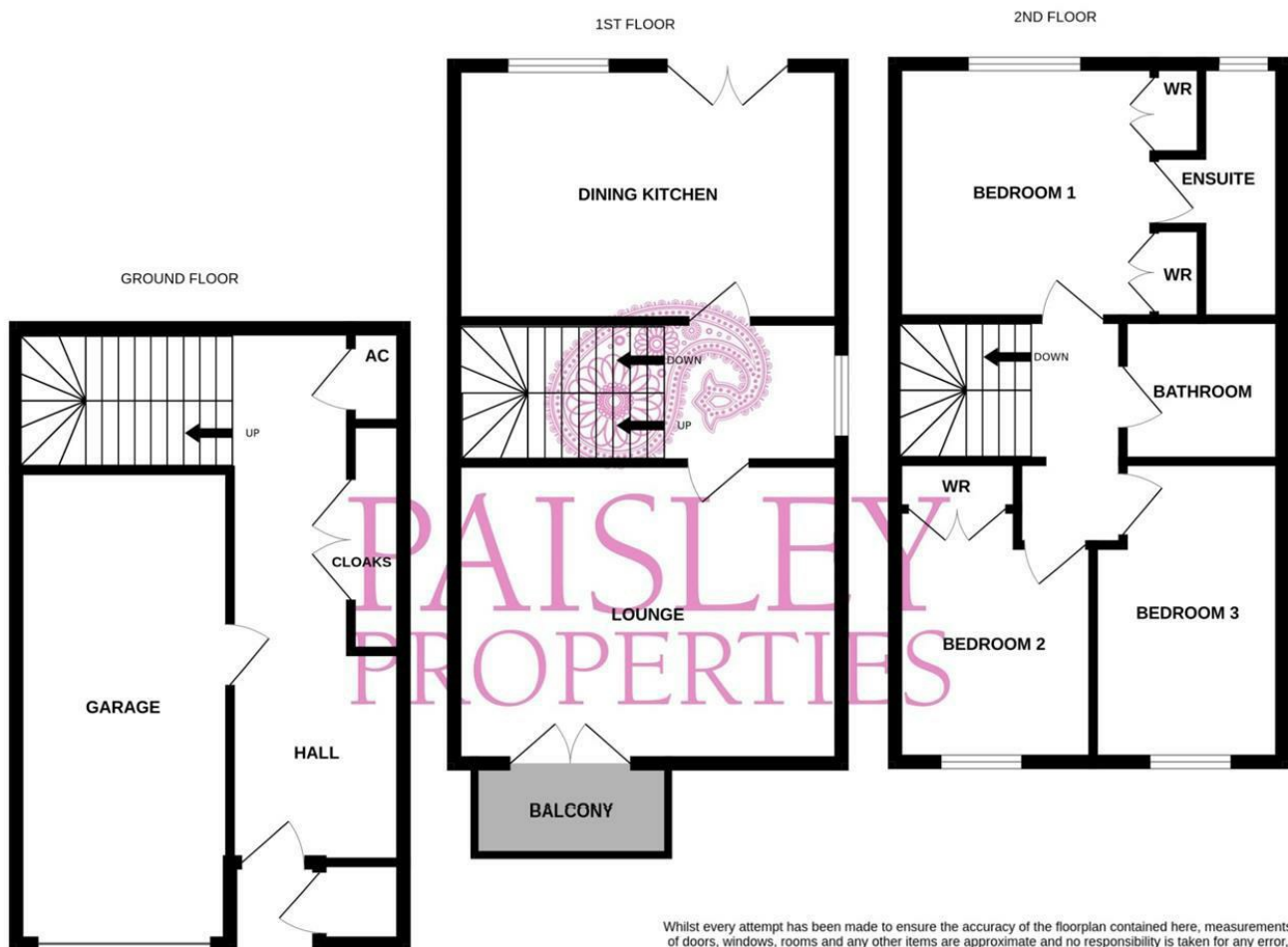
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

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.

SURVEY TEXT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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PAISLEY
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