94 Hawthorne Way, Shelley HD8 8PX

OFFERS AROUND £535,000















BEAUTIFULLY PRESENTED AND OFFERING SPACIOUS ACCOMMODATION THROUGHOUT IS THIS FABULOUS DETACHED FOUR BEDROOM HOME WHICH BOASTS A PRIVATE REAR GARDEN, FAR REACHING VIEWS FROM UPSTAIRS AND A DETACHED DOUBLE GARAGE WITH DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE HALLWAY 9'1" apx x 4'3" apx





You enter the property through a composite door into a lovely welcoming hallway which boasts neutral décor and has a carpeted staircase with an oak and wrought iron balustrade ascending to the first floor. Practical grey LVT herringbone flooring with electric underfloor heating runs underfoot . Doors lead to the lounge, dining kitchen, downstairs WC and snug/playroom.

LOUNGE 18'9" apx x 12'0" apx





Located to the front of the property with a bay window looking out to the street, this lovely lounge has a gas fire in a polished limetone surround as a focal point. There is ample space for items of lounge furniture. A set of double oak glazed doors open to the dining kitchen creating the most perfect entertaining space.

PLAYROOM / SNUG 8'5" apx x 10'6" apx





Positioned to the front of the property with a window looking out to the cul de sac is this extra reception room which is a fantastic playroom currently but could easily be a snug or a home office if desired. Grey wood effect LVT flooring runs underfoot. A door leads to the hallway.

DOWNSTAIRS WC 5'9" apx x 6'6" apx



This handy downstairs WC is located just off the hallway and is fitted with a vanity handwash bowl style basin unit with a cupboard under and black tiled splashback alongside a low level WC. Attractive patterned vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the hallway.

DINING KITCHEN 20'0" apx x 11'1" apx





Boasting underfloor heating and a stunning herringbone design LVT floor, this attractive dining kitchen really is the heart of the home. Fitted with modern pale grey base and wall units, slimline white quartz worktops and a one and a half bowl black composite inset sink and drainer with mixer tap it commands sleek lines and a real sense of style. Cooking facilites comprise a black glass induction hob with a decorative hexagonal tiled splashback and a black canopy extractor fan over and a NEFF hide and slide electric fan oven. Integrated appliances include a slimline dishwasher and a tall fridge freezer whilst refuse bins are neatly hidden away within a cupboard too. A breakfast bar creates an informal dining solution but there is also space for a good sized dining table and chairs in front of a set of bifold doors which slide back to bring the outdoors in on warmer days. The room is well lit with both spotlights and an LED fitting over the breakfast bar giving extra light. A set of glazed double doors open to the lounge which makes a great entertaining space. Doors lead to the utility room and entrance hallway.





UTILITY ROOM WITH PANTRY 5'1" apx x 7'1" apx



This practical utility room is fitted with gloss white units, timber effect worktops and a single bowl stainless steel sink and drainer with mixer tap. There are spaces and plumbing for a washing machine and tumble dryer. A cupboard neatly conceals the property's central heating boiler. A bifold door to one end hides a superb pantry space perfect for food storage. Spotlights to the ceiling and herringbone flooring underfoot complete the room. A part glazed composite door gives access out to the rear garden and a door leads into the kitchen.

FIRST FLOOR LANDING 14'0" apx x 9'8" apx





A carpeted staircase with an oak and wrought iron balustrade ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a window which offers lovely countryside views. A hatch allows access to the loft and a large cupboard houses the property's hot water cylinder. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 13'7" apx x 11'5" apx





This charming master bedroom is simply flooded with natural light from its large window which looks out over the quiet cul de sac and has far reaching views over the fields towards Emley Moor Mast. Neutrally decorated, it benefits from fitted wardrobes to one wall and there is still further space for freestanding items of bedroom furniture. Doors lead to the ensuite and landing.

ENSUITE 8'5" apx x 4'0" apx



This contemporary ensuite is fitted with a step in shower enclosure with a thermostatic mixer shower alongside a black curved vanity drawer unit with integrated wash basin and black taps and a low level WC. Black hexagonal ceramic tiles run underfoot and white tiles with contrasting black grout adorn the walls. An illuminated mirror cabinet over the basin, a black heated towel radiator and spotlights complete the scheme. An obscure window allows natural light to enter and a door leads to the bedroom.

BEDROOM TWO 14'0" apx x 8'2" apx




Located to the front of the property with two windows offering far reaching views, this fabulous second bedroom is simply decorated and has a built in wardrobe providing some storage. There is ample space for further items of freestanding bedroom furniture. A door leads to the landing.

BEDROOM THREE 10'7" apx x 9'10" apx




This third double bedroom is tastefully decorated and has a rear facing window overlooking the garden. there is ample space to accommodate freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 10'6" apx x 11'4" apx




This fourth double bedroom can also be found to the rear of the property with a window looking out over the garden. The room is stylishly decorated and has space for freestanding items of bedroom furniture. A door leads to the landing.

FAMILY BATHROOM 6'8" apx x 6'11" apx



This contemporary bathroom is fitted with a white vanity suite comprising a bath with a shower mixer tap and protective glass screen alongside a gloss white vanity unit incorporating a concealed cistern WC with cupboards for storing bathroom essentials and a hand wash basin with mixer tap. A combination of grey porcelain and mosaic tiles adorn the walls and grey polished porcelain tiles run underfoot. A chrome heated towel rail and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the landing.

GARAGE & PARKING 16'0" apx x 17'5" apx





A sweeping driveway sits to the front of the property offering parking for multiple vehicles and leads to a double detached garage which has two up and over doors, light and power and also a side personnel door for easy access from the front garden.

GARDENS





The property features a wrap around garden which has a low maintenance space to the front of the property with room to accommodate the property's refuse bins and a path takes you around the side of the property through a gate to the rear garden. The rear garden is generous in size and has a decked area with a pergola adjacent to the house creating the perfect al fresco dining space. There is a generous lawned area with raised beds to the perimeter and a play area with soft surface perfect for swings or a climbing frame. There is also a timber playhouse tucked away to one side creating a great play space for children or simply storage for garden items.









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 E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & 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.

AGENTS NOTES
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

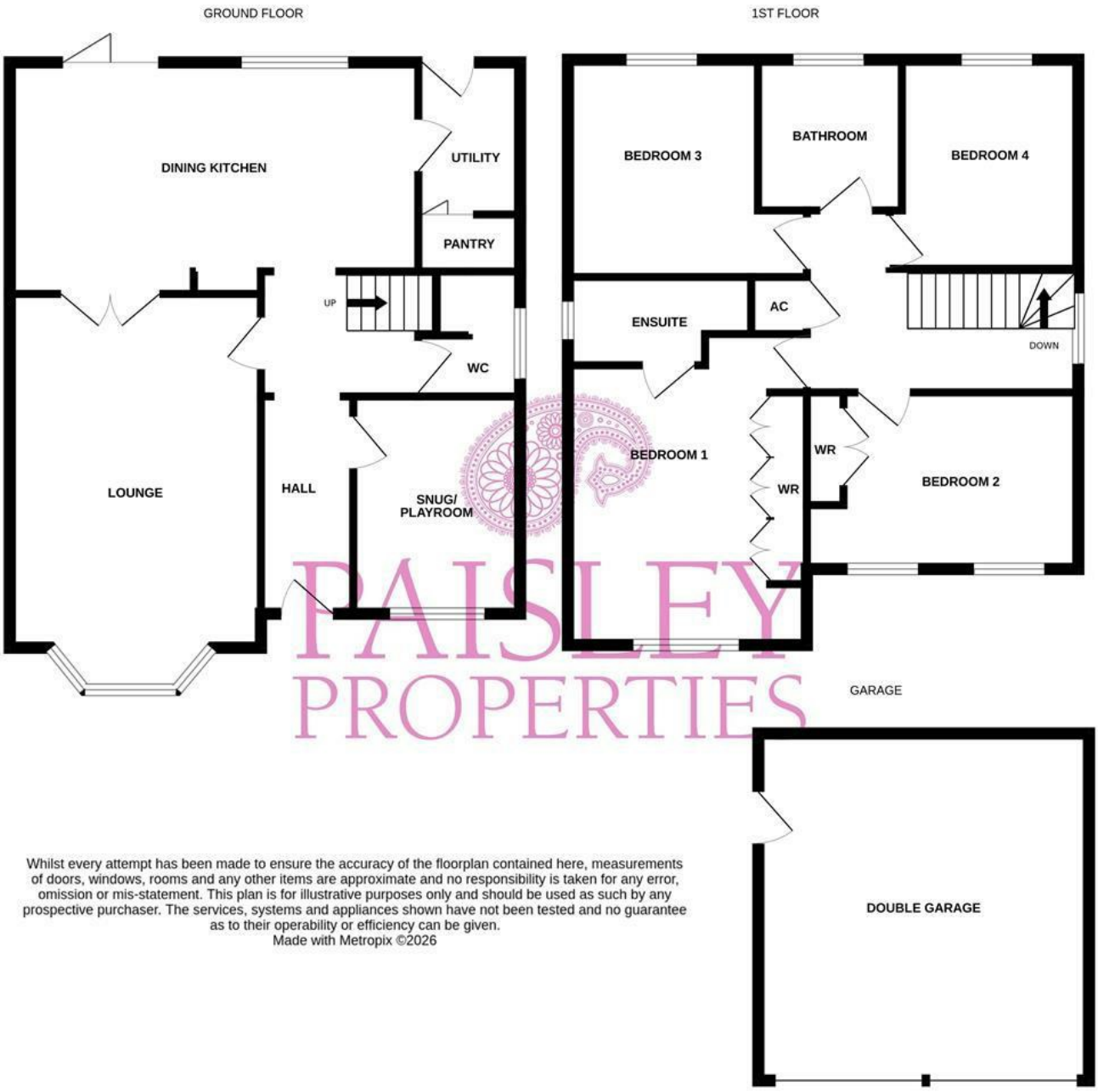
PAISLEY PROPERTIES

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

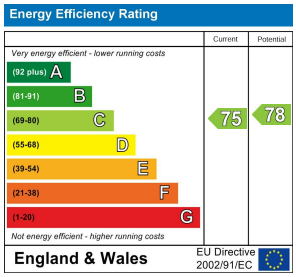
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

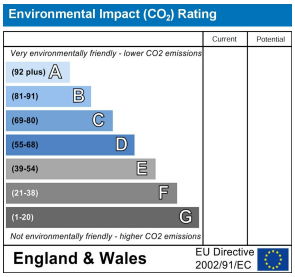
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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