



Hawthorn Lane, £275,000

A beautifully presented three/four-bedroom end townhouse, offering spacious and versatile family accommodation arranged over three floors. Situated on a generous plot within a popular modern development, the property is ideally placed for well-regarded local schools, amenities and the Greenway cycle and walking route.

Finished to a high contemporary standard throughout, the accommodation includes a modern dining kitchen, utility room and lounge to the ground floor. The first floor provides two bedrooms and a family bathroom, while the top floor offers two further bedrooms (formerly one large bedroom) and a stylish shower room.

Externally, there is driveway parking, a pleasant good-sized rear garden and a detached single garage, which has been fully insulated with power and converted to provide a fantastic playroom, home office or hobby space.



Entrance Hall

Plumbing for washing machine.

Dining Kitchen

14'5 x 13'4 (4.39m x 4.06m)

Modern fitted wall and base units with tiled splashback and sink and drainer unit. Gas hob and electric oven, integral dishwasher and fridgefreezer. Central heating radiator and double glazed window.

Lounge

13'4 x 13'6 (4.06m x 4.11m)

Central heating radiator and French doors leading out to the rear garden.

First Floor Landing

Central heating radiator.

Bedroom One

13'6 x 9'7 (4.11m x 2.92m)

Central heating raditaor and double glazed window.

Bedroom Two

17'5 x 8'5 (5.31m x 2.57m)

Central heating raditaor and double glazed window.

Bathroom

Modern three piece suite comprising of; low flush WC, vanity unit and panel bath. Heated towel rail and double glazed window.

Second Floor Landing

Bedroom Three

12'8 x 6'7 (3.86m x 2.01m)

Velux window and double glazed window.

Bedroom Four

10 x 9'7 (3.05m x 2.92m)

Storage cupboard and Velux window.

Shower Room

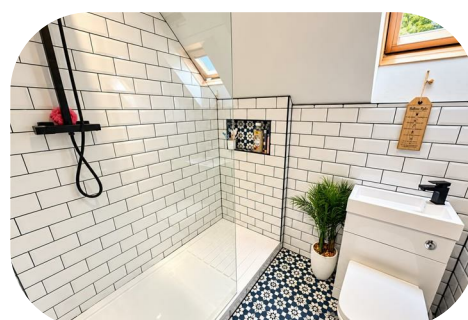
Modern suite comprising of; low flush WC with hand wash basin and shower cubicle. Velux window.

External

Patio and lawned garden to rear. Driveway providing off road parking. Converted garage.

Council Tax

Kirklees- Band C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

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