



cornerstone
ESTATE AGENTS

Hawthorne Way
Shelley, Huddersfield



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Offers In Region Of £220,000

WE ARE HAPPY TO PRESENT THIS IMMACULATELY PRESENTED 3-BEDROOM SEMI-DETACHED HOME, NESTLED WITHIN A POPULAR DEVELOPMENT IN THE HEART OF A DESIRABLE VILLAGE LOCATION. WITH NO VENDOR CHAIN AND IMMEDIATE VACANT POSSESSION, THIS PROPERTY IS A PERFECT OPPORTUNITY FOR COUPLES, YOUNG FAMILIES, AND THOSE LOOKING TO DOWNSIZE.

Upon entering, you'll be greeted by a stylish modern open-plan Shaker style fitted kitchen/diner, providing a contemporary and functional space for daily living. The generous uPVC conservatory seamlessly connects to the enclosed rear garden, offering a tranquil retreat for relaxation or entertaining.

This well-presented home also boasts a modern white bathroom suite, adding a touch of luxury to daily routines. With the comfort of gas-fired central heating and uPVC double glazing, you can enjoy energy-efficient living throughout the seasons.

The property features a side driveway, ensuring convenient parking, and the enclosed gardens provide a private outdoor space for recreation. Positioned conveniently for popular local schools, the home also offers excellent access to the motorway network, enhancing connectivity for residents.



Don't miss the chance to make this property your home – a perfect blend of modern aesthetics, practicality, and a sought-after village lifestyle.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



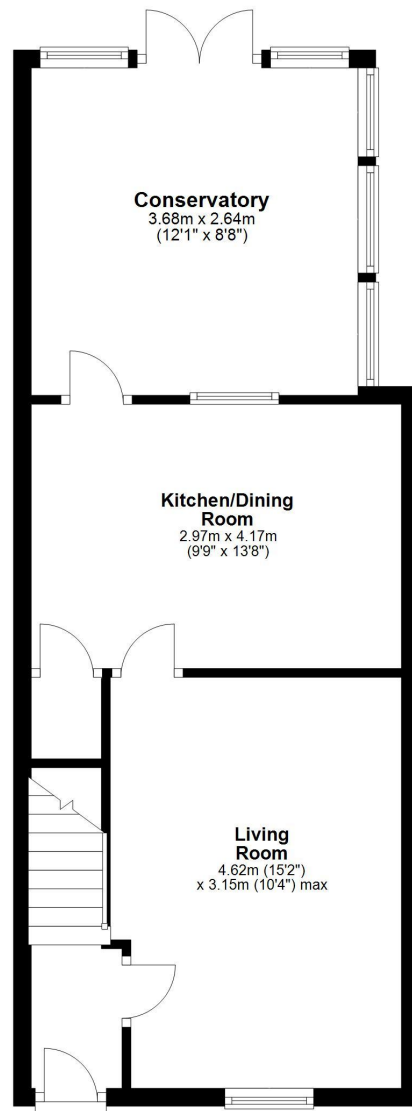






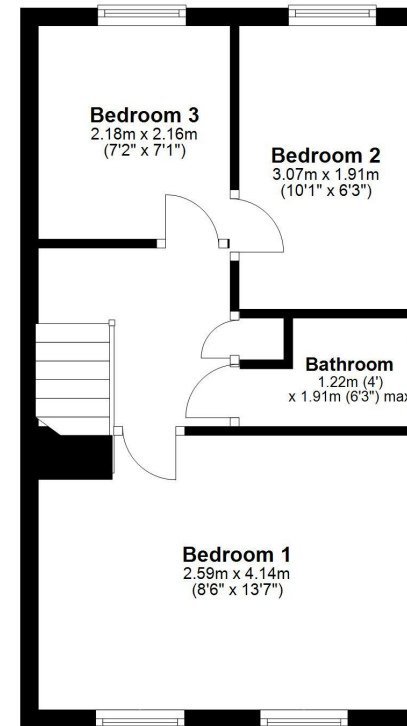
Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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