

23 Laburnum Road, Dewsbury, WF13 4QF



Holroyd Miller have the pleasure of offering to market this unique four bedroomed detached property, occupying a large corner plot in a private cul de sac development. The property offers both spacious and adaptable living space as well as amazing outside areas featuring far reaching views a large rear garden and multiple off street car parking, garage with electric vehicle charging facilities. Internally the property is immaculately finished and fitted out to a very high standard with gas central heating, floor covering throughout, UPVC double glazing. Briefly comprising; entrance hallway, living room opening to kitchen/diner, two bedrooms and house bathroom. To the first floor the property has two further bedrooms with one having en-suite shower room. Outside the property has driveway leading to single car garage with electric car charger point, lawned garden area. Mainly laid to lawn garden to the rear with decking area. The property is offered with no onward chain. Early viewing is advised.

£250,000

EPC Rating: B



Entrance Hall

With composite front door and double-glazed side window, open staircase leading to first floor landing, storage cupboard and doors leading to lounge, dining room, kitchen, master bedroom and house bathroom.

Lounge *11'3" x 11'5" (3.43m x 3.48m).*

Carpeted throughout with central heating radiator, UPVC bay window.



Dining Room/Kitchen *7'7" x 19'6" (2.3m x 5.94m).*

Dining area features UPVC French doors leading to patio and decking area and garden beyond. Kitchen area offers a range of white shaker wall and base units with a matching worktop, one and half bowl sink, stainless steel mixer tap unit, a range of appliances including dishwasher, oven, four ring gas hob.

House Bathroom *7'6" x 5'7" (2.29m x 1.7m).*

Rectangular bath with shower over and shower screen, wash hand basin, low flush w/c.



For additional information and full photo gallery please visit
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Master Bedroom 9'3" x 16'2" (2.82m x 4.93m).
UPVC window, carpet, immaculately decorated.

Bedroom Four 9'7" x 9'7" (2.92m x 2.92m).
UPVC window, carpeted.

First Floor Landing

Feature two built in storage cupboards.

Bedroom One 12'8" x 15'7" (3.86m x 4.75m).
Large double bedroom enjoying far reaching views
across the valley towards Mirfield and Dewsbury area.



Bedroom Two 12'8" x 12'6" (3.86m x 3.8m).
With Velux roof window, carpeted, door to en suite
shower room.

En Suite

With shower enclosure, hand basin, low flush w/c,
white storage cupboards.

Garden

Small lawned garden to the front with single car
garage with Electric Charging Point. To the rear
enclosed garden with lawned area and decking area
and extensive views towards Dewsbury.

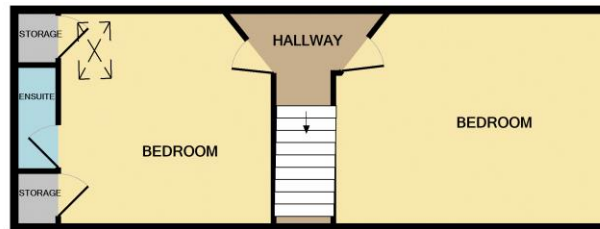
Tenure - Freehold

Viewing - By appointment through Holroyd Miller





GROUND FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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