



34 Oxford Road, Dewsbury, Asking Price: £425,000 WF13 4LL

Holroyd Miller have pleasure in offering to market "High Close" an impressive Victorian six bedroom semi detached property with the opportunity for accommodation over four floors. Sitting within walking distance of local shops, schools and Dewsbury town centre. The property maintains many original features and briefly comprises; entrance porch and hallway with open staircase giving access to living room with feature bay window, formal dining room, kitchen offering views over the rear garden and W/C. To the first floor, three double bedrooms and a well-appointed house bathroom as well as a separate w/c. To the second floor, landing space offers the opportunity to create a working from home space and three further double bedrooms creates generous living accommodation. The property also has the added addition of a large cellar offering four separate rooms, one of which enjoys access to the rear garden. The property sits in a generous plot enjoying an immaculate lawn garden to the front, tarmac driveway to the side offering plenty of "off street" parking and a detached garage, a mature planted rear garden with well-established magnolia and fruit trees as well shared driveway to Reservoir Street at the rear. A sought after and popular location, with far reaching views to Emley and beyond, a property which must be viewed internally to appreciate all that is on offer.

Outer Entrance Porch

With single glazed windows and entrance door, tiled floor leading to...

Impressive Reception Hallway

With feature open staircase, original leaded and stained- glass door, double panel radiator and original tessellated tiled floor (underneath the carpet).

Cellar

Access to the cellar is through the Reception Hallway.

Cellar Room Two *15'5" x 3'3" (4.7m x 1m).*

Offering tremendous amounts of storage.

Cellar Room One *14'9" x 16'1" (4.5m x 4.9m).*

With original stone slab to the centre.

Cellar Room Three *14'1" x 10'7" (4.3m x 3.23m).*

With a range of shelving and storage opportunities.

Cellar Room Four *13'5" x 14'9" (4.1m x 4.5m).*

This is the original kitchen, two single glazed windows to the side, UPVC door giving access to the rear garden via stairs.

To the Ground Floor

Living Room *14'1" x 15'1" (4.3m x 4.6m).*

With original windows, double panel radiator, ceiling rose and picture rail.

Dining Room *15' x 10'11" (4.57m x 3.33m).*

With feature bay window, ceiling rose and picture rail, double panel radiator, marble fire surround.

Kitchen *14'9" x 13'11" (4.5m x 4.24m).*

With a range of wall and base units, stainless steel sink and mixer tap, single glazed window gives views over the rear garden, combination boiler.

Cloak's / WC *3'7" x 3'7" (1.1m x 1.1m).*

With wash basin, w/c with cistern, single glazed sash window.

Rear Porch *4'3" x 3'7" (1.3m x 1.1m).*

Gives access to the rear garden

To the first floor

Bedroom One *14'4" x 14'1" (4.37m x 4.3m).*

With double glazed window giving views to the front of the property, a range of built-in bedroom furniture and wardrobes.

Bedroom Two *14'9" x 10'10" (4.5m x 3.3m).*

With single glazed window, with separate wash hand basin

Bedroom Three *15'1" x 14'1" (4.6m x 4.3m).*

With double glazed window over the rear garden, original features including cornice.

House Bathroom *8'6" x 6'4" (2.6m x 1.93m).*

Furnished with panelled bath with mixer and shower attachment, basin and pedestal, single glazed sash window, walk-in-shower, single panel radiator.

WC *4'4" x 6'11" (1.32m x 2.1m).*

With single glazed sash window, wc, wash hand basin and chrome taps, single panel radiator.

To the Second Floor

Potential Office Space *8'6" x 8'2" (2.6m x 2.5m).*

With a single glazed window giving views over the front of the property.

Bedroom Four *15'1" x 14'5" (4.6m x 4.4m).*

With single glazed window to the front, built in wardrobes.

Bedroom Five *15'1" x 10'9" (4.6m x 3.28m).*

With single glazed window.

Bedroom Six *15'1" x 14'1" (4.6m x 4.3m).*

Single glazed sash window with views over the rear garden.

External Areas

To the front, a well-manicured lawn and hedge lined garden with mature planted borders, to the side, tarmac driveway provides parking for multiple cars giving access to the side of the property, single storey detached garage. To the rear, a large patio area which can be accessed from both the side and rear, patio area provides tremendous amounts of seating, from the patio is a lawn area which leads to a well planted and well stocked mature rear garden with magnolia and pear tree, to the rear, opportunities to grow vegetables and composting facilities, shared driveway to Reservoir Street.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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