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Laburnum Road

Dewsbury, WF13 4QF

Guide Price £285,000

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GUIDE PRICE £285,000 - £300,000

Viewing is a must to appreciate this superbly renovated four bedroom semi detached family home benefitting from four bedrooms, spacious family lounge and large family conservatory, stunning open plan dining kitchen. The property has been fully refurbished throughout and includes a modern bathroom suite. Externally there are gardens to three sides and rear gated driveway providing off street parking for two cars and leading to detached garage. Boasting stunning scenic views, discreetly tucked away yet close to both Dewsbury and Heckmondwike town centre and easy access to local amenities including M1/M62 motorway networks.







ENTRANCE HALLWAY
Through the double glazed front door and into the entrance hallway. This area comprises; laminate flooring, double glazed window to the side elevation, a gas central heated radiator with an ornate radiator cover, plaster coving and an under stairs storage area which, houses the central heating boiler fitted in 2023. Stairs in front lead to the first floor accommodation and two internal georgian style glass doors leading to the kitchen/diner and lounge area.

LOUNGE 11'11" x 25'5" (3.65m x 7.76m)
This truly spacious lounge is tastefully decorated and features; Carpeted flooring, a double glazed bay window to the front elevation overlooking the scenic views, a gas central heated radiator, two twin spot wall lights, coving . An internal Georgian style glass door from here leads directly into the property's conservatory.

CONSERVATORY 7'6" x 12'8" (2.31m x 3.88m)
The family sized conservatory features laminate flooring, fitted radiator and wall lights, double glazed windows to two sides and french doors leading out onto the driveway

DINING KITCHEN 17'5" x 14'9" (5.32m x 4.50m)
This beautifully presented kitchen/dining area which has laminate flooring, tiling, brick effect part tiled walls, gas central heated radiators, two double glazed windows, one facing the side elevation and one facing the rear elevation and a Porthole window facing the front elevation with long distance views. There are also modern wall and base units with contrasting worktops, modern inset bowl sink with mixer taps, an integrated electric oven and four ring gas hob and extractor hood above, plumbing for a dishwasher and washing machine. A double glazed door from this area also leads out onto the property's driveway.

LANDING
Up the carpeted stairs and onto the first floor carpeted landing, providing access to the four bedrooms and the family bathroom. Having access to the loft with a drop down ladder and is fully boarded and has light.

BEDROOM 1 9'10" x 12'9" (3.02m x 3.90m)
The master bedroom features carpeted flooring, a ceiling light, a gas central heated radiator and a double glazed window facing the front elevation offering scenic views. A good utilisation of space in this room is that it also benefits from fitted wardrobes to two sides.

BEDROOM 2 9'7" x 12'0" (2.93m x 3.67m)
The second double bedroom features carpeted flooring, a ceiling light, a gas central heated radiator and a double glazed window.

BEDROOM 3 8'9" x 8'6" (2.67m x 2.60m)
Another good sized bedroom with central heating radiator and double glazed window

BEDROOM 4 7'5" x 9'5" (2.28m x 2.88m)
Another good sized bedroom with central heating radiator and double glazed window

FAMILY BATHROOM
A contemporary house bathroom with three piece white suite comprising of, wall hung basin drawer vanity,back to wall unit and WC and bath with fitted shower screen with the added benefit of modern exposed thermostatic shower tower panel with large shower head, Hand Shower and Body Jets. Fully tiled bathroom with with large ceramic tiled walls and floor with slimline wall vertical radiator, a double glazed frosted window.

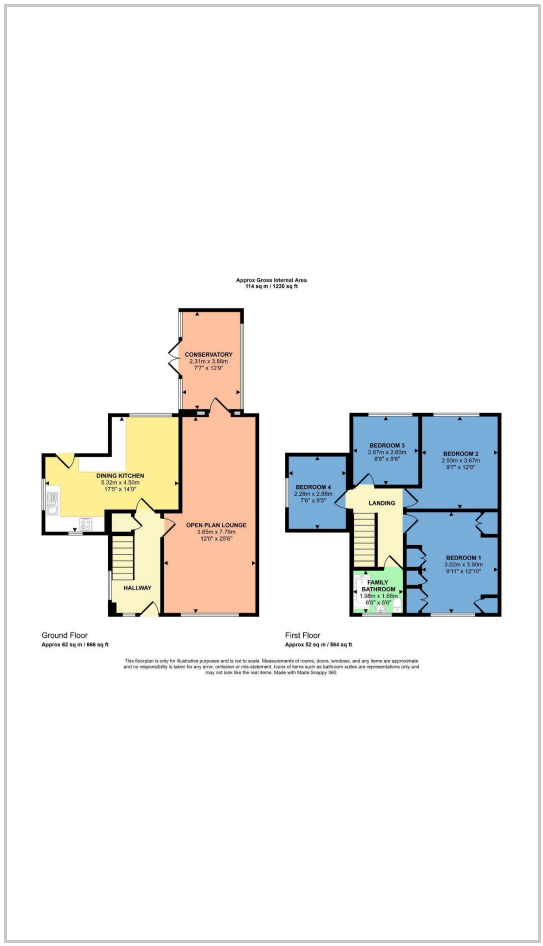
GARDENS
To the front is a flagged path with steps leading up to the main entrance and paved path leading to the side and rear of the property.The property has generous gardens to the side and rear with mature shrubs and trees providing this property with an overall feeling of seclusion.

GARAGE
Driveway which is paved providing off street parking for two cars parked side by side and leads to the larger than average detached garage with electric roller shutter door which provides ample space for large household items, with further hardwood door to side.

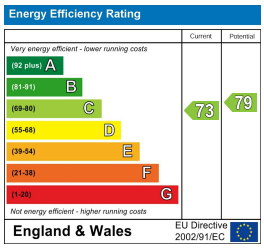
Area Map

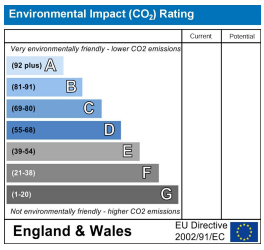


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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