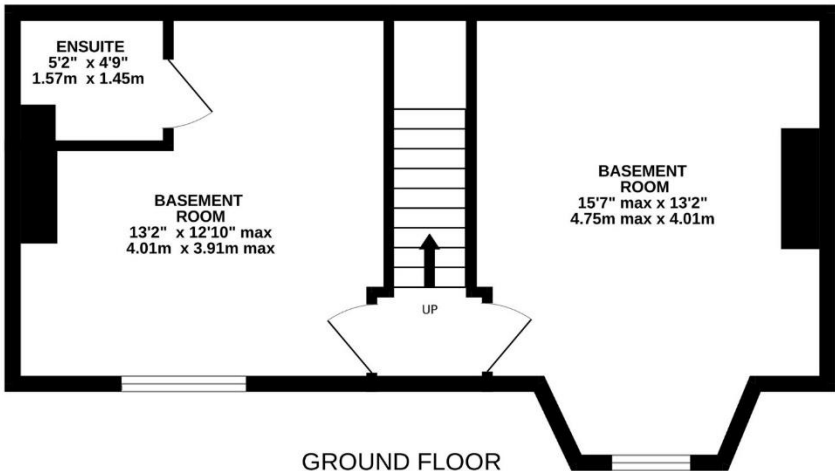


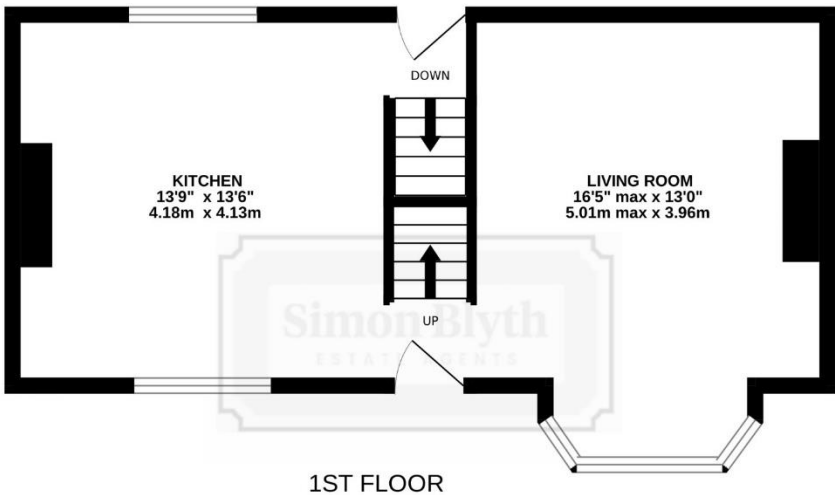


LABURNUM COTTAGE, 545 DENBY DALE ROAD WEST, WAKEFIELD, WF4 3ND

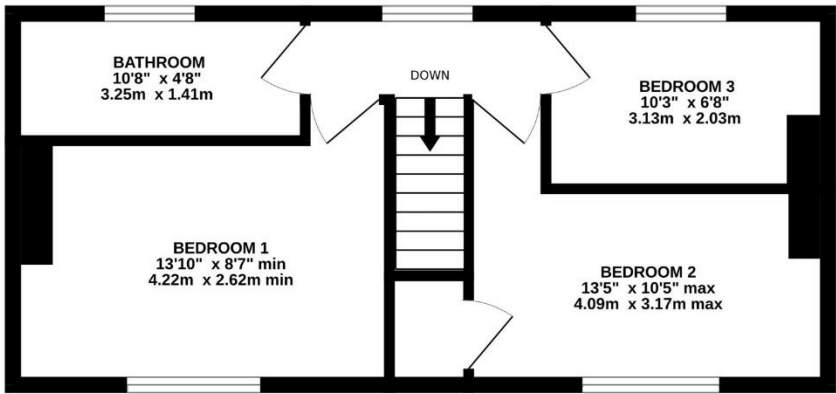
BASEMENT



GROUND FLOOR

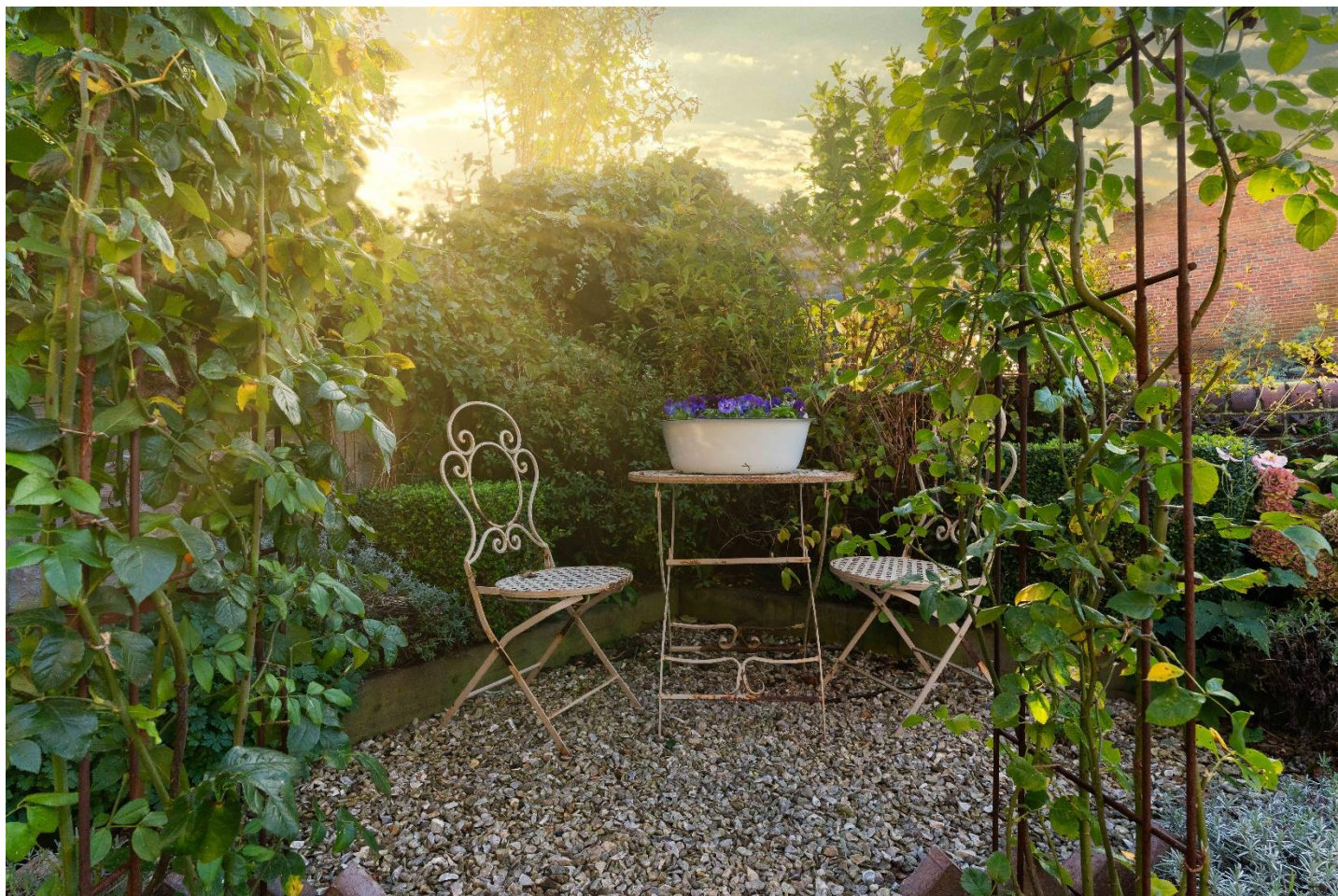


1ST FLOOR



DENBY DALE ROAD WEST

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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PROPERTY DESCRIPTION

LABURNUM COTTAGE IS A CHOCOLATE BOX PROPERTY THAT OOZES PLENTY OF CHARACTER FROM THE MOMENT YOU APPROACH THE FRONT GATE SET WITHIN THE ORIGINAL BRICK WALL. BUILT IN THE LATE 1800s, YOU WILL NOT BE DISAPPOINTED AS YOU CONTINUE INTO THE PROPERTY. WITH SOME RECENT RENOVATION WORKS HAVING BEEN CARRIED OUT, THIS HOME HAS PLENTY OF ORIGINAL CHARM AND PERIOD FEATURES. WITH THE RAREITY OF TWO ALLOCATED PARKING SPACES AND THE PROPERTY BEING SET WITHIN A VIBRANT COMMUNITY SO CLOSE TO COMMUTER LINKS AND AMENITIES, THIS HOME HAS MUCH TO OFFER AND VIEWING IS ESSENTIAL TO CAPTURE THE TRUE, WELCOMING NATURE.

The property briefly comprises of living room, dining kitchen, access to the cellar which contains two spacious, carpeted rooms and a shower room. To the first floor there are three generous bedrooms and the house bathroom. At the front of the property is a substantial lawned area with separate patio. To the rear there are a selection of raised beds, the shed and a wonderful, newly built traditional greenhouse with gravel paths between. The rear garden can easily be adapted to be as high or low maintenance as one desires.

Offers Around £270,000

GROUND FLOOR

ENTRANCE

Enter into the property through a wooden door with an opaque glass window above into the entrance. There is a ceiling light point, wooden floorboards, a staircase rising to the first floor landing and wooden doors providing access to the lounge and open plan dining kitchen.

LOUNGE

Measurements – 16'5" max x 13'0" (5.01m max x 4.01m)

The lounge is a generously proportioned, light and airy reception room. The focal point of the room is the chimney breast with inset cast iron multi-fuel stove with wooden mantel over and stone hearth. There is a central ceiling light point, ornate coving, fabulous wooden floorboards, an anthracite column radiator and a double glazed bay window to the front elevation.





OPEN PLAN DINING KITCHEN

Measurements – 13'9" x 13'6" (4.18m x 4.13m)

The open plan dining kitchen is well equipped with a range of wall and base units to the high and low level with shaker style cupboard fronts, complimentary wood effect work surfaces above and tiled splashback. There is a ceramic sink with copper mixer tap above, a five-ring classic Belling gas cooker and integrated appliances such as a fridge freezer and dishwasher. There are plumbing and provisions for a washing machine and a space for a tumble dryer, a central ceiling light point and two double glazed windows to the front and rear elevation. To the rear of the kitchen is a wood effect door enclosing a staircase leading down to the lower ground floor and an external door providing convenient access to the rear elevation.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Here there is a ceiling light point, a double glazed window to the rear elevation and doors providing access to three well-proportioned bedrooms and the house bathroom.

BEDROOM ONE

Measurements – 13'10" x 8'7" min (4.22m x 2.62m min)

A generously proportioned, light and airy double bedroom with ample space for free standing furniture. There is a ceiling light point, decorative coving to the ceiling, a central ceiling light point, wooden floorboards, a central heating radiator and a double glazed window to the front elevation.





BEDROOM TWO

Measurements – 13'5" x 10'5" max (4.09m x 3.17m max)

Bedroom two is, again, generously proportioned and features inbuilt storage. This room has been recently replastered by the current vendors with a ceiling light point, coving to the ceiling, a central heating radiator and a double glazed window to the front elevation.



BEDROOM THREE

Measurements – 10'3" x 6'8" (3.13m x 2.03m)

Bedroom three has a double glazed window to the rear elevation, has been recently replastered by the current vendors, a central ceiling light point, decorative coving to the ceiling and a central heating radiator.



HOUSE BATHROOM

Measurements – 10'8" x 4'8" (3.25m x 1.41m)

The house bathroom comprises of a three piece suite in white featuring a tradition W.C. with pull chain flush, a vanity wash hand basin with stainless steel mixer tap above and a roll top bath set upon claw feed with glazed shower screen, a waterfall effect shower head above and separate handheld attachment. There is inset spotlighting to ceiling, an extractor fan, a vertical column style radiator/heated towel rail with and a double glazed window with obscure glazed inserts to the rear elevation.



LOWER GROUND FLOOR

BASEMENT ROOM ONE

Measurements – 15'7" max x 13'2" (4.75m max x 4.01m)

A large and spacious room currently being utilised as an occasional room/dining room. There are inset spotlights to the ceiling, a central heating radiator and a UPVC double glazed window.



BASEMENT ROOM TWO

Measurements – 13'2" x 12'10" max (4.01m x 3.91m max)

A generously proportioned room which is currently being utilised as a lower ground floor occasional bedroom with ample space for free standing furniture. There is inset spotlighting to the ceiling, a central heating radiator and a UPVC double glazed window. The lower ground floor rooms are ideal for additional home storage or could be utilised as a home gym, cinema room, playroom or bedrooms subject to the necessary consents.



BASEMENT EN-SUITE SHOWER ROOM

Measurements – 5'2" x 4'9" (1.57m x 1.45m)

The shower room comprises of a three piece suite in which features a low level W.C., a pedestal wash hand basin with stainless steel mixer taps above and a shower cubicle with electric Mira sprint shower and separate handheld attachment. There is a central ceiling light point and an extractor fan.



OUTSIDE

FRONT EXTERNAL

Externally to the front of the property there is an enormous amount of character and charm. There is a gate enclosing the front garden set within a fabulous brick wall which leads down a stone pathway to the front door. With a lawned area to either side of the pathway, there are further borders with a selection of mature bushes, shrubs and a low maintenance patio area ideal for enjoying the evening sun.

REAR EXTERNAL

To the rear the property offers a selection of raised borders home to several plant and vegetable beds. The current vendors have spent time carefully curating their perfect external space for the property, and the effort is evident. There is a stone chip walkway, space for outside entertainment or further seating to enjoy the sun and admire the well-loved gardens. There is a newly built traditional style greenhouse which is bordered by a wooden fence and gate giving access to the rear footpath.







ADDITIONAL INFORMATION

EPC rating - E

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 14/10/2026



PROPERTY VIEWING NOTES



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