



21 Ennerdale Road, Dewsbury - WF12 7NF

£525,000 Freehold

Stunning detached family home, three reception rooms, four bedrooms, two bathrooms, views overlooking the golf course.
Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door and window, open staircase with light oak balustrade. cloaks cupboard.

Cloakroom

With wash hand basin set in vanity unit, low flush w/c, downlighting to the ceiling.

"L" Shaped Living Room

20' 10" x 17' 5" (6.35m x 5.30m)

With large double glazed window to the front, feature fire surround with cast iron inset and hearth with flame effect fitted gas fire, radiators, double glazed French doors lead through to sunlounge.

Playroom/Home Office

8' 6" x 12' 1" (2.58m x 3.68m)

Located to the front of the property with double glazed window, central heating radiator.

Breakfast Kitchen

18' 5" x 8' 4" (5.61m x 2.54m)

Superbly appointed with a matching range of shaker style fronted wall and base units, contrasting Corian worktops extending to breakfast bar with undermounted sink with mixer tap unit, built in double oven, microwave, dishwasher, hob with extractor hood over, double glazed window with open views, opening to...

Sunroom

19' 7" x 10' 9" (5.96m x 3.28m)

A stunning addition to the property leading out to the garden making it an excellent entertaining space with double glazed French doors and windows make this light and airy with two double glazed Velux lights, feature vaulted ceiling with exposed beam work, feature log burner.

Utility Room

7' 7" x 4' 11" (2.32m x 1.50m)

Fitted with a matching range of shaker style fronted wall and base units, worktop areas, plumbing for automatic washing machine, double glazed window and rear entrance door.

Stairs lead to First Floor Landing

Master Bedroom

13' 7" x 11' 9" (4.13m x 3.58m)

Situated to the rear with double window making the most of the views overlooking the golf course, feature panelling and wall lights makes this a sumptuous space with adjacent dressing room.

Dressing Room

6' 6" x 7' 11" (1.98m x 2.41m)

Having built in wardrobes, double glazed window.

Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin, low flush w/c in back to wall furniture, walk-in shower being fully tiled, double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite being tiled with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower attachment, walk-in shower, half tiling to the walls, double glazed window, central heating radiator.

Bedroom to Front

9' 5" x 12' 10" (2.87m x 3.90m)

With double glazed window, central heating radiator.

Bedroom to Rear

8' 3" x 14' 5" (2.51m x 4.40m)

A good sized double bedroom with double glazed window making the most of the views overlooking the golf course and beyond, central heating radiator.

Bedroom to Front

7' 7" x 9' 7" (2.32m x 2.91m)

Having fitted wardrobes and overhead cupboards over the staircase, double glazed window, central heating radiator.

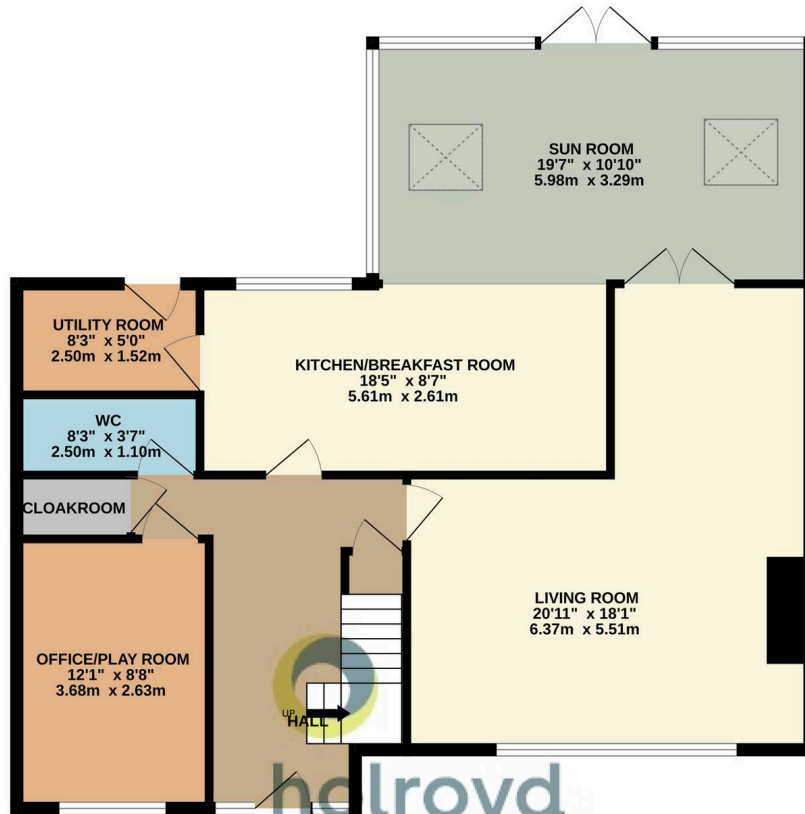
Outside

Attractive block paved driveway provides ample off street parking to the front and leads to attached garage, mature fir tree provides privacy, to the rear extensive mainly laid to lawn garden with views overlooking the fairways of Hanging Heaton golf club, paved patio areas, mature trees and shrubs retain a high degree of privacy with feature gazebo and making this an excellent entertaining space.



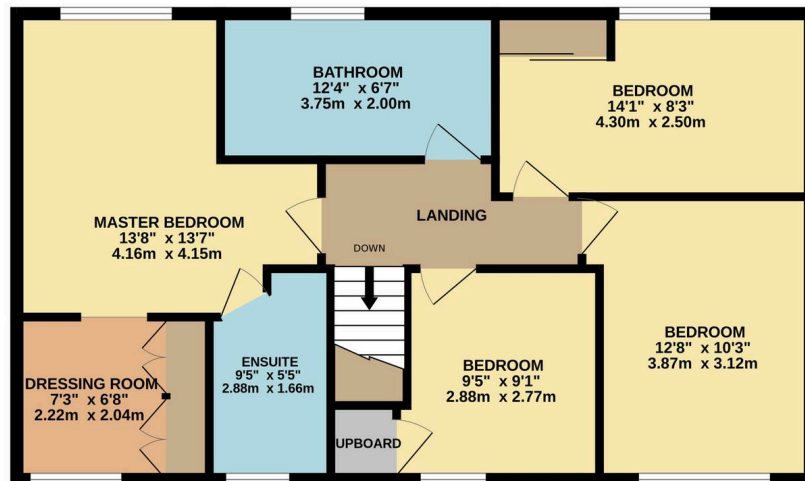


GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



holroyd
miller

1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.8 sq.m.) approx.

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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