



19 & 23 Cemetery Road

Dewsbury, WF13 2SE

OFFERS OVER £50,000

****Substantially Reduced for a Quick Sale **** Of interest to Cash Buyers, Holroyd Miller are pleased to offer For Sale 19 and 23 Cemetery Road in Dewsbury, which are offered for sale on a joint basis. The two properties are a pair of semi detached bungalows and the bungalow to the front (No. 23) provides; Entrance Hall, Living Room/Kitchen Area, Bathroom with a white suite, Bedroom and is centrally heated and mainly uPVC double glazed and is currently tenanted. The remaining half to the rear (No. 19) provides: a Conservatory with double doors leading to a Living Room/Kitchen area with door off to Bathroom and door to Bedroom. This bungalow will require renovation. Conveniently located for Dewsbury town centre and recreational facilities, the property is close to Huddersfield Road and thereby provides convenient access to the Northern Motorway network and the Trans Pennine rail link. EPC Ratings - No. 19 – E24 & No. 23 – G17

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NO. 23 CEMETERY ROAD

ENTRANCE HALL

With door to contemporary living room and door to bedroom.

LIVING ROOM/KITCHEN

An L-shaped living room with kitchen with uPVC window, radiator and kitchen area with inset stainless steel four ring electric hob with multi function oven under, inset stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge, store cupboard housing electric central heating boiler and tank and door leading bathroom and door to bedroom.

BATHROOM

With a white and chrome suite of rectangular panelled bath, pedestal wash hand basin, low flush wc, tiled splashback, radiator.

BEDROOM

With wardrobes and radiator and roof light and door leading back into hallway.

NO. 19 CEMETERY ROAD

CONSERVATORY

Of uPVC construction on stone in need of renovation.

LIVING ROOM/KITCHEN

A spacious living room/kitchen in defined areas with the kitchen area in need of renovation and also with store cupboard housing part of the former heating system. Door off to bathroom, door off to bedroom.

BEDROOM

A double bedroom with wardrobe and uPVC window.

BATHROOM

With a white suite of bath, pedestal wash hand basin, low flush wc and roof lights.

OUTSIDE

To the rear of No. 19 is a low maintenance area suitable for off road parking.



Residential



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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