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HERE TO GET *you* THERE



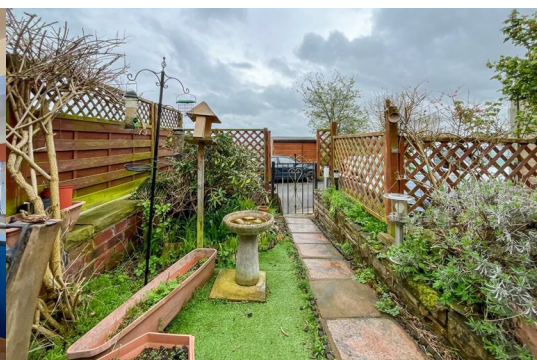
Overthorpe Road

Thornhill, Dewsbury, WF12 0RE

Offers Over £180,000



Superbly presented three-bedroom mid-terraced property boasting a spacious lounge and an open-plan fitted kitchen and dining room. This property is **READY TO MOVE INTO**, and a viewing is highly recommended. The accommodation briefly comprises a living room, ground floor bedroom, and shower room. Additionally, there's a lower-level open-plan sitting room/kitchen and conservatory. On the first floor, there's a landing leading to two bedrooms, with the master benefiting from an en suite. Outside, there's a small garden to the front and a good-sized garden to the rear. Situated on the ever-popular Overthorpe Road, it's well-located for access to both Dewsbury and Wakefield, while also benefiting from stunning countryside views. This house also offers off street parking to the rear of the property. Close to local shops, schools, and bus routes.



ENTRANCE

Double glazed front entrance door, staircase to the first floor landing and doors leading to the lounge

LOUNGE 15'9" x 14'4" (4.82m x 4.38m)

A truly spacious family room with focal point wooden gas fire surround with inset coal gas fire with marble hearth and backplate, large double glazed window and central heating radiator and fitted laminate flooring with doors to lower level basement and access to

BEDROOM 3/STUDY 10'2" x 7'4" (3.11m x 2.24m)

Currently used as an office but will accommodate a double bed and has fitted double glazed window and central heating radiator.

SHOWER ROOM

Fitted with a walk in shower enclosure with fitted electric shower, pedestal hand wash basin and low level WC and double glazed window.

LOWER LEVEL BASEMENT

Access to lower level storage and door into

FAMILY ROOM/DINING ROOM 14'4" x 12'11" (4.39m x 3.96m)

A superb room extending from the open plan kitchen which provides an ideal space to enjoy a further living area or large dining area for those families that love to entertain family and friends. fitted with a large under stairs storage cupboard with laminate flooring and focal point brick fire surround and inset gas fire with living flame and further large central heating radiator.

KITCHEN 17'1" x 7'7" (5.22m x 2.32m)

Fitted modern kitchen with a good selection range of wall and base units and complimentary work surfaces. Stainless steel sink drainer with mixer tap, electric hob with oven, wall mounted cooker hood., integrated washing machine and fridge freezer, Part tiled walls and fully tiled flooring two double glazed windows allowing plenty of light and a double glazed door leading to

CONSERVATORY 13'9" x 7'10" (4.20m x 2.40m)

Another room which allows plenty of space for rest and relaxation being the full width of the family home and is fitted with laminate flooring with underfloor heating to enjoy the room all year round and has double glazed patio doors onto the rear garden.

LANDING

Access to two bedrooms with fitted wall gas wall heater and double glazed window.

BEDROOM 1 10'7" x 10'7" (3.24m x 3.23m)

A double bedroom with feature cast iron fireplace and fitted with laminate flooring and double glazed window and central heating radiator

EN SUITE

Fitted with a corner walk in shower enclosure with fitted electric shower, pedestal hand wash basin and low level WC and wall mounted heated towel rail and being part tiled.

BEDROOM 2 9'10" x 6'11" (3.02m x 2.12m)

Fitted with laminate flooring and double glazed window and central heating radiator.

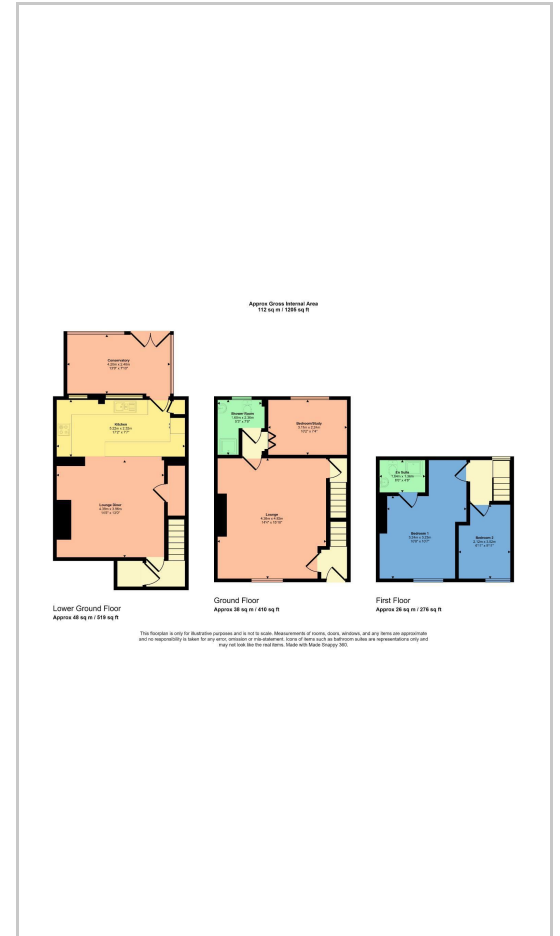
OUTSIDE

To the front of the property is a small front garden. The rear garden has paved patio seating area with fitted artificial lawn and outside lighting to enjoy the garden and views across Thornhill and beyond late into the evening. Having further off street parking to the rear.

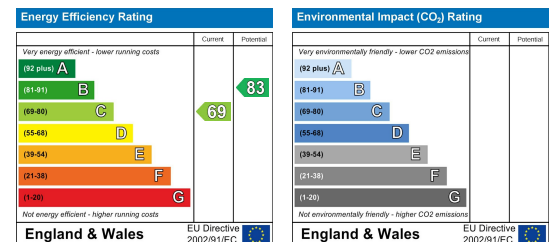
Area Map



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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