

HUNTERS[®]

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Overthorpe Road

Dewsbury, WF12 0RQ

Guide Price £280,000



GUIDE PRICE £280,000 - £300,000

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Set back from the road side and situated on a private road with far reaching views is this two double bedroom impressive detached true bungalow. Having a modern new bathroom suite, the property accommodation comprising: Dining kitchen, spacious lounge, conservatory, two double bedrooms and contemporary bathroom. Externally there is a driveway and garage providing off road parking together with lawned gardens to front and rear with private the rear garden and having a patio seating area. Offered for sale with no Vendor chain. The property would suit buyers both old or young with a good public transport system giving access to both Dewbury, Wakefield and Ossett town centres and for the commuter is within easy reach of the motorway network. Early viewing of this CHAIN FREE property is highly recommended in order to avoid disappointment.



SIDE ENTRANCE

Composite double glazed door gives access through into to the property's dining kitchen.

DINING KITCHEN 10'1" x 17'1" (3.08m x 5.22m)

This spacious dining kitchen has a good selection of base and wall units, a large amount of working surfaces with decorative tiled splashbacks, glazed display cabinet, window giving an outlook to the rear, further window giving an outlook to the side via the conservatory. The kitchen has built in appliances including Neff stainless steel and glazed fronted oven, stainless steel gas hob and extractor fan in pull out canopy. There is fridge/freezer space and space for dishwasher, washing machine and dryer.

INNER HALLWAY

The inner hallway, fitted wall light points and gives access through to the lounge and house bedrooms and bathroom.

LOUNGE 17'7" x 13'0" (5.36m x 3.97m)

A spacious family sized room decorated to a particularly high standard and having a lovely views across the valley. The room has three wall light points, ceiling light points, coving, decorated with a dado rail and has a gas coal burning effect fire. The room also has sliding patio doors giving access through to the conservatory.

CONSERVATORY 9'6" x 13'0" (2.91m x 3.97m)

This conservatory looks out on to the property's side/rear gardens, and long distance views beyond. It has a good ceiling height and twin glazed doors out to the gardens.

BEDROOM 1 13'4" x 9'2" (4.07m x 2.80m)

A pleasant double room with a good sized window and long distance views.

BEDROOM 2 10'8" x 10'5" (3.26m x 3.19m)

Another double bedroom with good sized window and pleasant views.

HOUSE BATHROOM

This converted to a high specification shower room has a fixed glazed screen shower with high quality chrome fittings, stylish low level W.C, vanity unit with cupboard beneath and mixer taps above and mirrored cabinet. There is ceramic tiling to the full ceiling height, obscured glazed window, and extractor fan.

GARDENS

The property has pleasant, relatively easy to maintain gardens to the front, there is a well-kept shaped lawn. To the side, there is a further lawn area with mature shrubbery and trees, there is a paved sitting out area and this space is particularly private and enjoys the long distance views. To the rear and side there is further paved pathways and sitting out areas ideal for alfresco dining and enjoying summer BBQ's into the evening.

OUTSIDE

As previously mentioned, the property occupies a pleasant, quiet location and has its own private brick set driveway providing parking and giving access to the property's high quality garage.

GARAGE

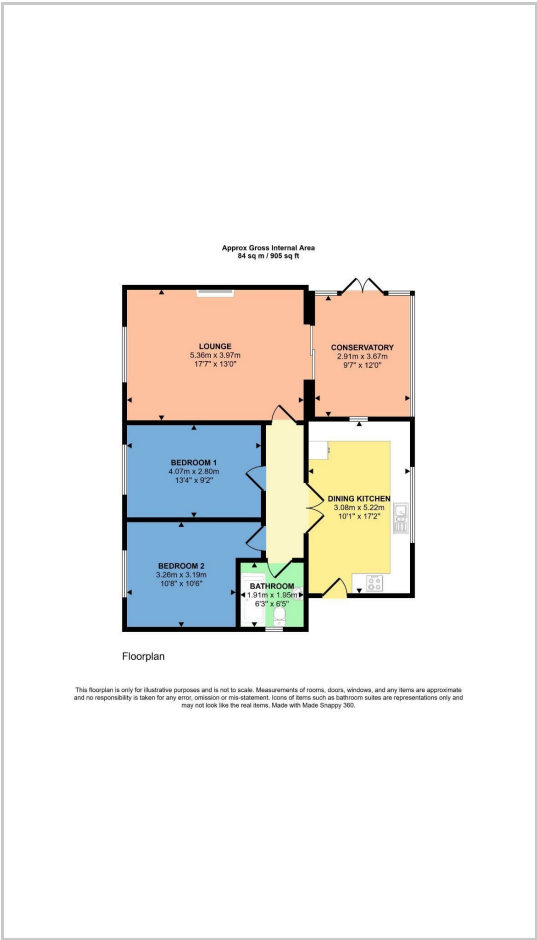
This garage which is of a good size has an automatically operated up and over door. The garage is fitted with power and light and has storage shelving.

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.

Area Map



Floor Plans



Energy Efficiency Graph

