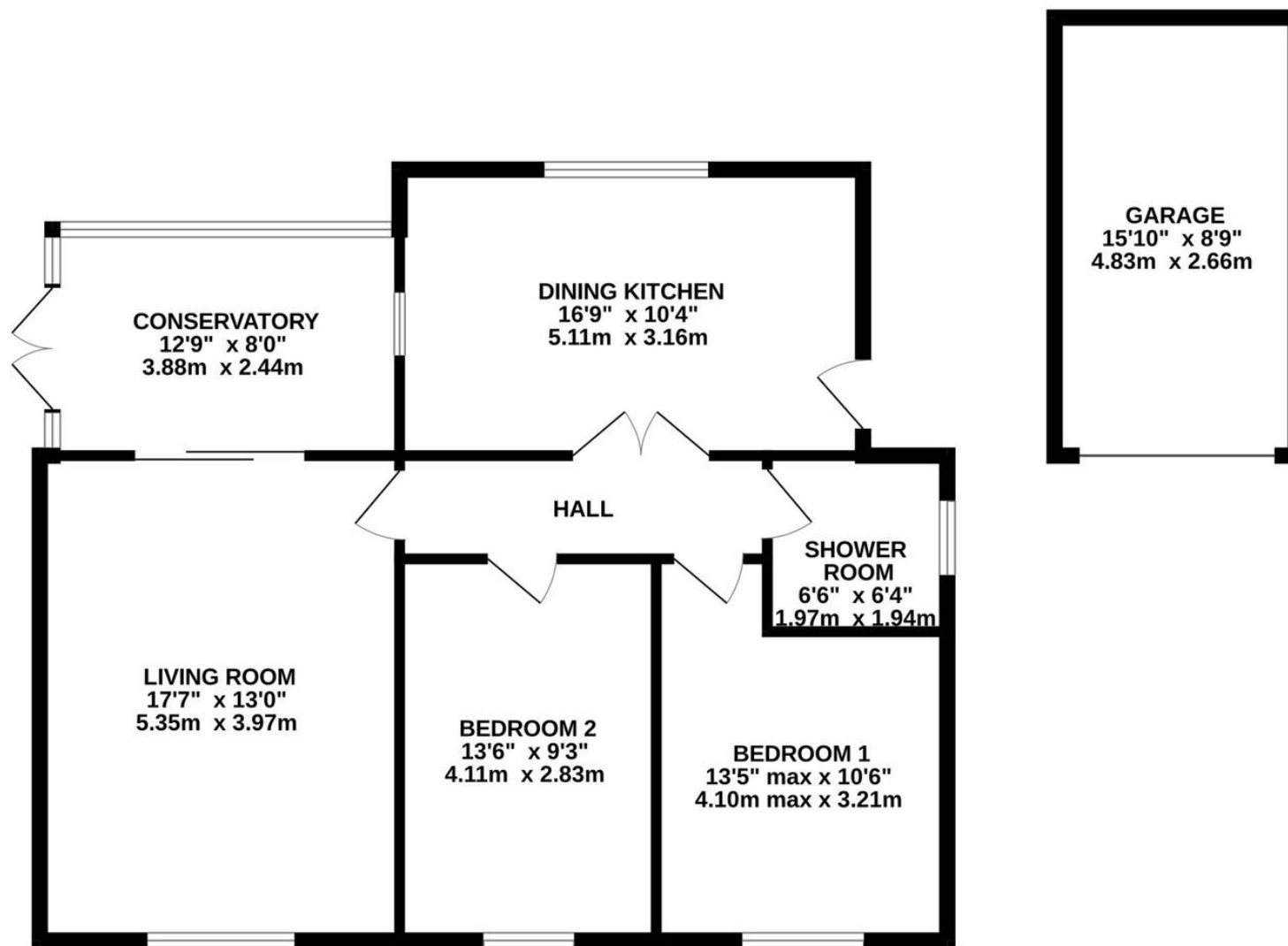




Overthorpe Road, Dewsbury

Dewsbury

Offers in Region of **£320,000**



OVERTHORPE ROAD

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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Overthorpe Road

Dewsbury, Dewsbury

A DELIGHTFULLY POSITIONED TRUE, DETACHED BUNGALOW WITH DRIVEWAY, GARAGE, CONSERVATORY AND LONG DISTANCE VIEWS ACROSS THE VALLEY. IN A BACKWATER LOCATION, INDEED A GATED QUIET COMMUNITY THIS SUPERB TRUE BUNGALOW IS WELL PRESENTED THROUGHOUT AND HAS AN INNER HALLWAY, LARGE LOUNGE ENJOYING THE VIEW AND GLAZED DOORS THROUGH TO THE CONSERVATORY WITH GLAZED DOORS OUT TO THE GARDENS AND ONCE AGAIN, ENJOYING THE VIEW OVER THE GARDENS AND BEYOND. THE DINING KITCHEN IS OF A GOOD SIZE AND HAS THE EVERYDAY ENTRANCE DOOR, WINDOW GIVING AN OUTLOOK TO THE REAR, TWO DOUBLE BEDROOMS AND SUPERBLY APPOINTED BATH/SHOWER ROOM. WITH DRIVEWAY, GARAGE WITH AUTOMATIC DOOR, PLEASANT GARDENS AND A SUPERB POSITION THIS HOME MUST BE VIEWED WITHOUT DELAY. THE HOME IS WELL PRESENTED AND IS DELIGHTFULLY POSITIONED.

Council Tax band: C

Tenure: Freehold

EPC Rating: C



PROPERTY

In a delightful set back gated exclusive development with lovely long distance views across the valley. This detached, true bungalow occupies a lovely slightly elevated plot and has the following accommodation.

ENTRANCE

High specification entrance door gives access through into to the property's dining kitchen.

DINING KITCHEN

16' 9" x 10' 4" (5.11m x 3.16m)

This good sized dining kitchen has a wealth of units these being at both the high and low level, 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 room has a good ceiling height, it has in built 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. The dining kitchen has entrance has twin glazed doors into the inner hallway, three wall light points and gives access through to the lounge.





LOUNGE

17' 7" x 13' 0" (5.35m x 3.97m)

A lovely good sized room decorated to a particularly high standard and having a lovely long distance view across the valley. The room has three wall light points, two 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

12' 9" x 8' 0" (3.88m x 2.44m)

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 ONE

13' 5" x 10' 6" (4.10m x 3.21m)

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

BEDROOM TWO

13' 6" x 9' 3" (4.11m x 2.83m)

Once again, a similar sized room with good sized window and pleasant views.

HOUSE BATHROOM

6' 6" x 6' 4" (1.97m x 1.94m)

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.





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.

GARDENS

As the photographs suggest, 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 BBQing. There is an external tap and external lighting.



ADDITIONAL INFORMATION

The home has uPVC double glazing, gas fired central heating and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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 07/10/2024.

PROPERTY VIEWING NOTES -

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Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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