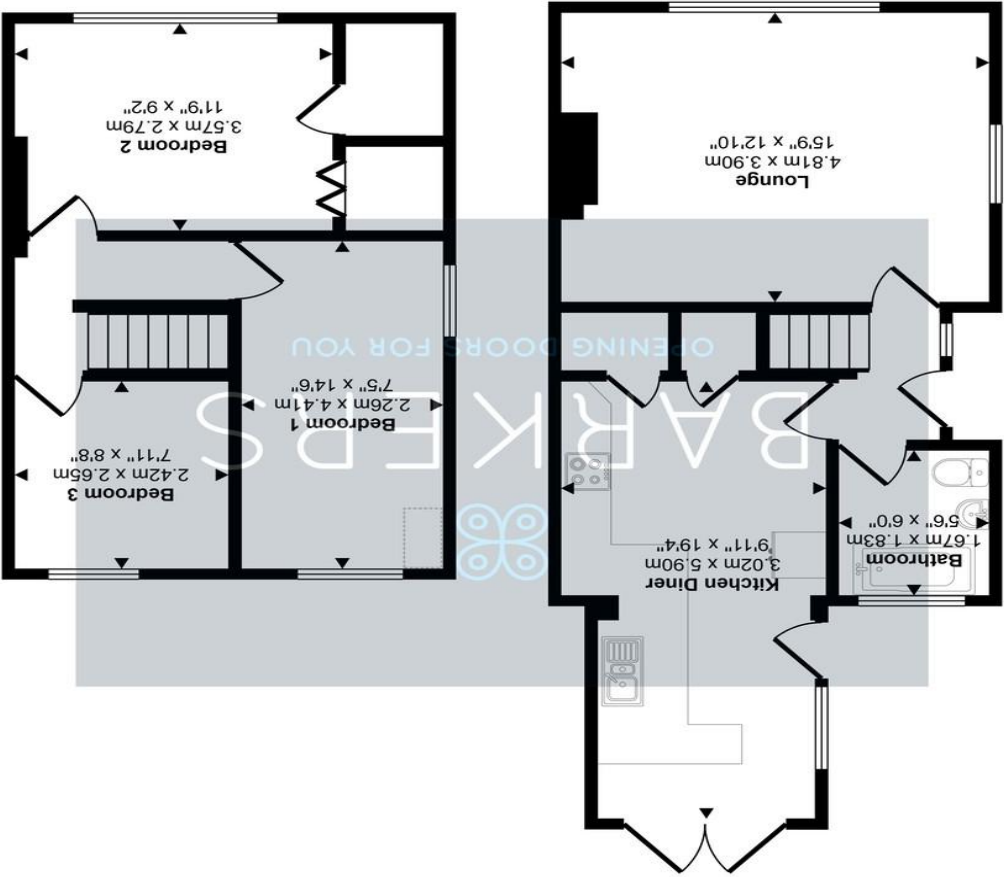


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

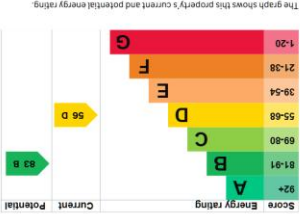
Denotes head height below 1.5m

Ground Floor
Approx 43 sq m / 467 sq ft

First Floor
Approx 36 sq m / 385 sq ft



Approx Gross Internal Area
79 sq m / 852 sq ft



22 Overall Road

Mirfield, WF14 9LQ

Asking Price Of £258,000

- SEMI DETACHED PROPERTY
- LOUNGE
- BREAKFAST KITCHEN
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- DRIVEWAY LEADING TO SINGLE GARAGE
- ENCLOSED REAR GARDEN
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING



Full Description

DESCRIPTION

We are pleased to offer to the market with NO ONWARD CHAIN this well presented three bedroomed semi-detached property that has been extended to the rear and modernised throughout with gas fired central heating and uPVC double glazing. Ideally situated within easy reach of local amenities, M62 motorway links and local schools. The accommodation comprises: Entrance hall, lounge, breakfast kitchen, ground floor modern bathroom, three first floor double bedrooms. To the front of the property is a driveway leading to a single garage, to the rear is an enclosed lawned garden with paved patio area ideal for outside entertaining.

ENTRANCE HALL

Part glazed external door leading to into the entrance hall with stairs leading to the first floor landing, doors leading into lounge, kitchen and ground floor bathroom.

BREAKFAST KITCHEN

9' 11" x 19' 4" (3.02m x 5.89m)
Fitted with modern wall and base units with complementary work surfaces along with a handy breakfast bar. The kitchen accommodates an inset one and half bowl sink with a mixer tap, built in dishwasher, double electric oven, hob and overhead extractor, built in wine rack, space for large fridge/freezer, plumbing for washing machine. Two useful storage cupboards, vinyl flooring, inset spotlights to the ceiling, television point. Part glazed door leading to the side elevation of the property, French doors leading out into the rear enclosed garden.

GROUND FLOOR BATHROOM

5' 6" x 6' 0" (1.68m x 1.83m)
Fully tiled walls and floor with a three piece modern suite comprising low flush WC, vanity unit which combines a wash basin and storage, providing extra storage for bathroom essentials, panelled bath with shower over, finished with a glass screen, heated chrome towel rail.

LOUNGE

15' 9" x 12' 10" (4.8m x 3.91m)
Spacious lounge with two windows providing an abundance of natural light with a view to the front of the property, electric wall fire, wall lights and TV point.

LANDING

Stairs leading to the first floor landing providing access to three double bedrooms along with access to the boarded loft with fold out steps for easy access.

BEDROOM ONE

7' 5" x 14' 6" (2.26m x 4.42m)
Double room to the front of the property with a large window allowing natural light, two built in wardrobes.

BEDROOM TWO

11' 9" x 9' 2" (3.58m x 2.79m)
Double bedroom.



BEDROOM THREE

7' 11" x 8' 8" (2.41m x 2.64m)
Small double bedroom.

EXTERIOR

To the front of the property is a well maintained lawned garden stocked with plants and shrubs along with a large driveway which can accommodate several vehicles leading to a single garage. Access to an external water tap, security lighting and a gate providing access to the rear of the property. To the rear of the property the garden is well enclosed, lawned with borders and shrubs and a patio area which is ideal for entertaining.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Birkenshaw roundabout take the first exit onto Bradford Road/A651 then turn right onto Leeds Road, slight left onto Sunny Bank road continue onto Greenside Road at the roundabout take the 2nd exit onto Lee Green then left onto Wood Royd Avenue then left onto Over Hall Road where the property will be identified on the left.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: C

