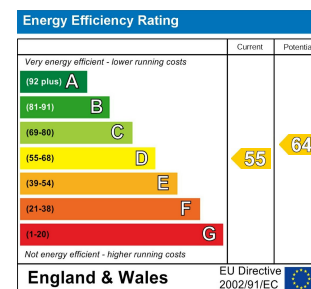




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## 40 Overthorpe Road, Dewsbury, WF12 0RQ

**For Sale Freehold £355,000**

"UNEXPECTEDLY BACK ON THE MARKET FOR SALE" Occupying a generous plot in Thornhill is this superbly presented two/three bedroom detached property benefitting from ample driveway parking, side and rear gardens and boasting stunning views of the surrounding town and countryside.

The property briefly comprises of entrance hall, living room, conservatory, separate dining room, extended kitchen, second dining room and downstairs w.c. with side porch leading to the integral garage. To the first floor landing there are two spacious double bedrooms and a family bathroom. Externally the property has ample driveway parking with gated entry to the front with beautiful side and rear gardens surrounding the property with patio seating. There are fantastic views to the rear and side.

Done to a high standard, this property would make a superb home and a viewing is highly recommended.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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#### KITCHEN

16'7" x 11'1" [max] [5.08m x 3.40m [max] ]

Modern fitted kitchen with an array of base units for storage, floor to ceiling larder unit, integrated oven with electric hob and cooker hood. Stainless steel sink and drainer unit, central heating radiator, spotlights to the ceiling and door leading through to second dining room and UPVC double glazed windows to the rear and side elevation.

#### DINING ROOM

9'1" x 8'10" (2.78m x 2.71m)

UPVC double glazed window to the rear elevation, central heating radiator and access to downstairs w.c. and side porch.

#### W.C.

8'4" x 4'4" (2.55m x 1.33m)

UPVC double glazed frosted window to the side elevation, vanity wash basin unit with low flush w.c. and base units for storage.

#### SIDE PORCH

12'3" x 3'7" (3.74m x 1.10m)

UPVC double glazed windows and door to the side elevation and door providing access to the garage.

#### GARAGE

17'7" x 15'2" (5.38m x 4.63m)

Currently used as a utility area, base units for storage, stainless steel sink and drainer, space for a fridge/freezer and space for a washing machine. UPVC single glazed frosted windows to either side with electric automatic up and over door.

#### FIRST FLOOR LANDING

UPVC double glazed window to the front elevation with stunning far reaching views of the surrounding town and countryside. Access to two bedrooms and family bathroom.

#### BEDROOM ONE

14'2" x 12'8" (4.33m x 3.87m)

Two UPVC double glazed windows to the rear elevation, central heating radiator and fitted wardrobes.



#### BEDROOM TWO

16'0" x 11'0" (4.90m x 3.36m)

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.



#### BATHROOM/W.C.

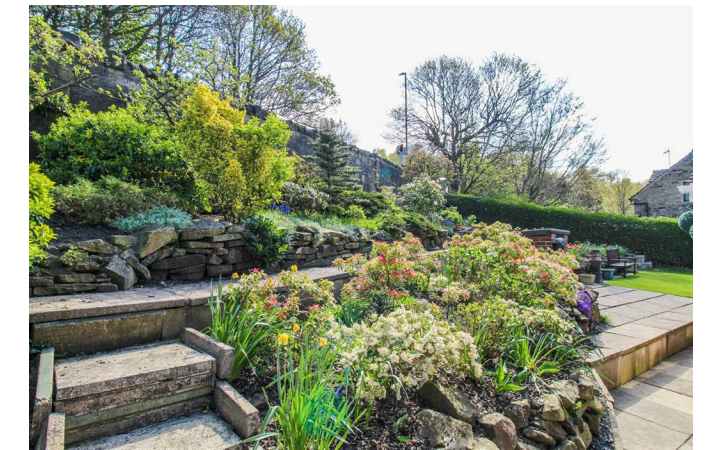
8'8" x 6'3" (2.66m x 1.93m)

UPVC double glazed frosted window to the side elevation, three piece suite comprising wall mounted shower over the bath, built in wash hand basin unit with mixer tap, low flush w.c., central heating radiator and fully tiled walls.



#### OUTSIDE

Gated entry through to a tarmac driveway providing ample space for several cars with a brick wall surrounding one side and bush and shrub border. Access to the property is via a gate down the side entrance and further access to the side of the garage, flagged steps lead down to a patio seating area to the side of the front entrance. From the side of the garage there is access to the side porch and raised tiered garden with soil, tree and bush bordering leading to the flagged patio seating area and a further tiered Yorkshire stone brick work, leading to a corner seating area. To the rear, there are rear lawns which scope round from the side to the rear surrounded by bushes and a corner patio seating area with stunning far reaching views of the surrounding town and countryside which can be seen from both the inside the house and from the rear and side gardens.



#### ACCOMMODATION

##### ENTRANCE HALL

Radiator, stairs to the first floor landing and access to downstairs reception room and kitchen.

##### LIVING ROOM

14'1" x 16'11" (4.30m x 5.17m)

UPVC double glazed bow window to the rear elevation, two central heating radiators and coving to the ceiling. Feature fireplace with marble surround and double doors leading through to the conservatory.



##### CONSERVATORY

10'9" x 10'5" (3.28m x 3.20m)

UPVC double glazed windows to the front, side and rear elevation with a rear UPVC double glazed door. Wood flooring and beautiful far reaching views.



##### DINING ROOM

11'11" x 11'0" (3.65m x 3.36m)

UPVC double glazed windows to the front and side elevation and central heating radiator.

