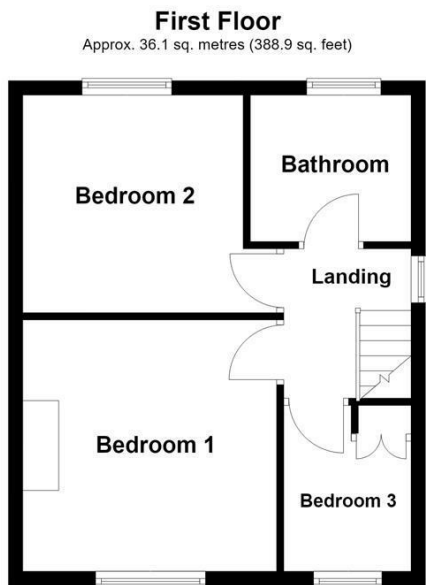
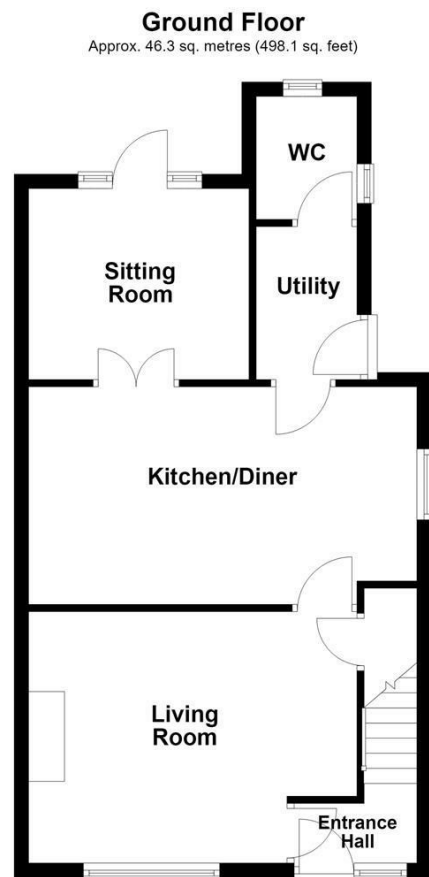




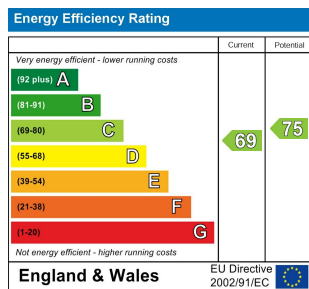
Total area: approx. 82.4 sq. metres (887.0 sq. feet)

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*

Wakefield office 01924 291294,
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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



104 Overthorpe Road, Dewsbury, WF12 0RE

For Sale Freehold Offers Over £200,000

Situated in a sought after area is this well presented and extended three bedroom semi detached family home. Offering spacious and versatile accommodation throughout, the property benefits from multiple reception areas, a modern fitted kitchen, three well proportioned bedrooms, off road parking and attractive front and rear gardens.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room. The living room leads through to the kitchen diner and also benefits from a useful understairs storage cupboard. The kitchen diner opens into a versatile sitting room and a practical utility area, both of which provide access to the outside. A downstairs WC completes the ground floor accommodation. To the first floor, the landing provides access to three good sized bedrooms and a contemporary family bathroom. The loft can also be accessed via a pull down ladder, providing useful additional storage. Externally, the property enjoys a lawned front garden together with a tarmac driveway providing off road parking. The driveway continues through timber gates to the rear, where there is a detached single garage with timber doors, power and lighting. The enclosed rear garden is arranged over several levels and incorporates an artificial lawn, a further lawned area, mature planting and a raised decked patio, creating an ideal space for outdoor dining and entertaining. A timber garden shed provides additional storage, whilst the garden is enclosed by walling and timber fencing, making it suitable for both children and pets.

The property is conveniently positioned close to a range of local amenities, shops and schools, with a wider selection available in Dewsbury, Ossett and Wakefield. Regular bus services operate nearby, whilst Dewsbury railway station provides links to surrounding towns and major cities. The M1 and M62 motorway networks are also within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this spacious and versatile family home has to offer.



ACCOMMODATION

ENTRANCE HALL

A frosted UPVC double glazed front entrance door leads into the entrance hall, which has a central heating radiator, doors providing access to the living room and a staircase leading to the first floor landing.

LIVING ROOM

11'5" x 14'9" [3.50m x 4.50m]

A UPVC double glazed window overlooking the front aspect, inset ceiling spotlights, ceiling coving and access to a useful under stairs storage cupboard. There is also a gas fire with stone hearth, matching surround and mantel, together with a column style central heating radiator. A door provides access to the kitchen diner.



KITCHEN DINER

17'5" x 10'0" [5.33m x 3.05m]

Fitted with a range of wall and base units with quartz work surfaces

over, incorporating an inset sink with mixer tap and drainer grooves within the work surface. There is a tiled splashback, four ring gas hob with extractor hood above, integrated oven and integrated microwave. The kitchen also features an island with breakfast bar and additional base units, together with lighting incorporated within the units. Further features include a UPVC double glazed window overlooking the side aspect, ceiling lighting, ceiling coving and dado rail. Double doors provide access to the sitting room, while a further door leads into the utility room.

SITTING ROOM

8'8" x 10'0" [2.66m x 3.07m]

UPVC double glazed doors leading to the rear garden with built-in blinds and two central heating radiators.



UTILITY ROOM

6'11" x 4'5" [2.13m x 1.35m]

Ceiling lighting, a central heating radiator and a UPVC double glazed side entrance door. A further door provides access to the downstairs WC.

W.C.

4'5" x 5'7" [1.36m x 1.72m]

Fitted with a concealed cistern low flush WC and wash basin with mixer tap set into a storage unit with cupboards below. The Glow-worm combination boiler is also housed within the room. Further features include space and plumbing for a washing machine and two frosted UPVC double glazed windows overlooking the rear and side aspects.

FIRST FLOOR LANDING

Loft access, a frosted timber framed double glazed window overlooking the side aspect and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 11'6" [3.48m x 3.52m]

A UPVC double glazed window overlooking the front aspect, central heating radiator, ceiling coving and fitted wardrobes.



BEDROOM TWO

10'0" x 11'5" [3.05m x 3.50m]

A timber framed double glazed window overlooking the rear aspect, ceiling coving and a central heating radiator.



BEDROOM THREE

5'9" x 7'8" [1.77m x 2.35m]

A UPVC double glazed window overlooking the front aspect, central heating radiator, fitted storage above the staircase bulkhead and decorative wall panelling.

BATHROOM/W.C.

6'8" x 7'8" [2.04m x 2.36m]

Fitted with a modern three piece suite comprising a low flush WC, pedestal wash basin and panelled bath with mains-fed shower

attachment and glass shower screen. The bathroom also benefits from full tiling, inset ceiling spotlights, central heating radiator and a frosted timber framed double glazed window overlooking the rear aspect.



OUTSIDE

To the front of the property is a lawned garden with mature shrubs and boundary walls. A tarmac driveway provides off road parking and leads through timber double gates to the rear. The rear garden features a detached single garage with timber double doors. The garden is arranged over several levels and incorporates paved areas, lawned sections, mature shrubs and an artificial lawn. There is also a raised decked patio area, ideal for outdoor dining and entertaining. The rear garden is fully enclosed by timber fencing, making it suitable for families and pet owners.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.