



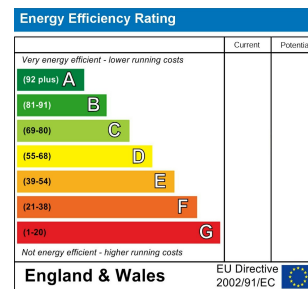
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01924 291 294

OSSETT  
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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.



**114 Overthorpe Road, Dewsbury, WF12 0RE**

**For Sale Freehold Offers Over £160,000**

A well presented cottage style stone faced deceptively spacious house with a loft room and a good sized garden to the rear.

With gas fired central heating system and sealed unit double glazed windows this comfortable property is approached via a welcoming entrance hall that opens into a good sized living room with a feature cast iron wood burning stove. To the rear there is a kitchen fitted with a good range of units in a cottage style and overlooking the back garden. A rear porch provides useful additional space and there is a storage cellar in addition. To the first floor the principal bedroom is situated at the front of the house. Whilst round to the rear there is a further bedroom with a staircase up to a sizable attic room. All the bedrooms are served by a bathroom fitted with a four piece suite. Outside, the property has a modest garden to the front. Whilst to the rear there is a much larger garden with a sitting area leading to steps up to a good sized lawn beyond which is a play house, wooden shed and further garden areas.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centres of Dewsbury and Ossett. The national motorway network is readily accessible.



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## ACCOMMODATION

### LIVING ROOM

14'5" x 14'1" [max] [4.4m x 4.3m [max]]

Double glazed sash window to the front, double central heating radiator, wood effect laminate flooring and feature fireplace with heavy wooden mantle and cast iron multi fuel stove.



### INNER HALLWAY

Stairs to the first floor.

### DINING KITCHEN

14'1" x 9'6" [4.3m x 2.9m]

Further double glazed sash window to the rear, double central heating radiator and range of fitted cupboards with butchers block style laminate work tops over and brick set tiled splash back. Inset acrylic sink unit, Rangemaster classic range with five

gas hobs, two ovens and a grill under a warming drawer. Integrated fridge and freezer, integrated washing machine and rear door to the porch. Doorway to the cellar head.

### REAR PORCH

5'10" x 5'6" [1.8m x 1.7m]

Windows overlooking the back garden and stable style door to the side.

### BEDROOM ONE

14'1" x 10'9" [4.3m x 3.3m]

Double glazed sash window to the front, double central heating radiator and provision for a wall mounted television.



### BEDROOM TWO

9'2" x 9'2" [max] [2.8m x 2.8m [max]]

Double glazed sash window to the rear, central heating radiator,

built in double fronted wardrobe with cupboards over and staircase to the attic room with useful understairs store.



### BATHROOM/W.C.

16'0" x 4'7" [4.9m x 1.4m]

Frosted double glazed sash window to the rear, part tiled walls and floor and fitted with a four piece suite comprising roll top bath and claw foot bath, separate shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



### ATTIC ROOM

14'1" x 9'2" [max] [4.3m x 2.8m [max]]

Two Velux style roof lights set into the characterful sloping ceiling to the rear.



## BASEMENT

Useful cellar storage space with former fuel store.

## OUTSIDE

To the rear the property has a particularly well proportioned garden with paved sitting area that has steps up to a good sized lawn, beyond which is a further decked sitting area, play house and garden shed with pathway leading onto a further nature garden.



## COUNCIL TAX BAND

The council tax band for this property is A.

## 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.