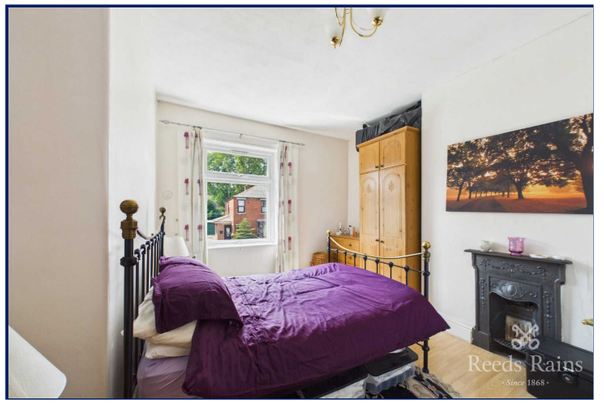




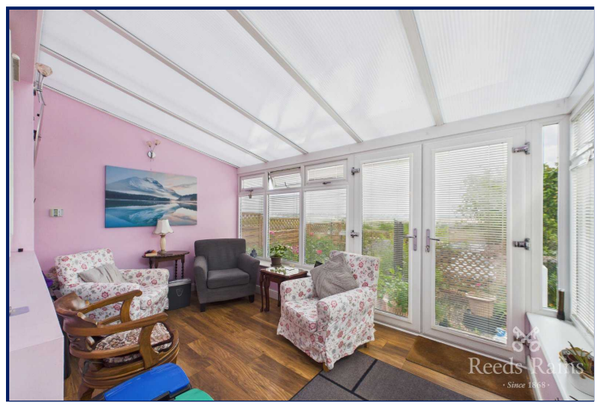












Overthorpe Road, Dewsbury, West Yorkshire, WF12

Offers in the region of:
£195,000 Freehold

Reeds Rains

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Offers in the region of: £195,000 Freehold

Council Tax Band: A
EPC Rating: C

Occupying an elevated position on the ever-popular Overthorpe Road Thornhill, this deceptively spacious three-bedroom property blends character features with practical family living. Offering high ceilings throughout, generous accommodation arranged over three levels, two bathrooms, a spacious open-plan kitchen/dining area and a conservatory with underfloor heating, the home enjoys uninterrupted views across open fields and the rolling Yorkshire countryside. With an abundance of natural...

Entrance Hall
Entered via a PVCu double glazed front door with a frosted glazed insert, the welcoming entrance hallway immediately creates an excellent first impression. A frosted glazed window above the entrance door allows plenty of natural light to flood the space, while an attractive ornamental archway and half-domed ceiling detail enhance the property's period character. Stairs rise to the first floor, with access into the living room.

Living Room
A spacious and beautifully presented reception room enjoying high ceilings and an abundance of natural light from the PVCu double glazed window overlooking the front elevation. The focal point of the room is the feature gas fireplace with a marble surround and decorative mantelpiece, creating a warm and inviting atmosphere. Finished with attractive wood-effect laminate flooring and a central heating radiator, the living room provides access to the ground floor bathroom, the ground floor bedroom and the staircase leading down to the lower ground floor kitchen and dining area.

Bathroom
Fitted with a three-piece suite comprising a low flush WC, pedestal wash hand basin and a corner shower cubicle housing an electric shower. The walls are tiled to half height with decorative floral detailing, while the shower enclosure is fully tiled for practicality. Finished with marble-effect laminate flooring, a central heating radiator and a frosted PVCu double glazed window overlooking the rear, the bathroom is both bright and functional.

Bedroom 3/ Office
A generous double bedroom benefiting from high ceilings, wood-effect laminate flooring and a central heating radiator. A PVCu double glazed window to the rear enjoys breathtaking far-reaching views across open fields and the surrounding Yorkshire countryside. Occupying an elevated position in Overthorpe, the property offers a wonderful sense of privacy and an outlook rarely found in homes of this type.

1st Floor Landing
The landing enjoys a PVCu double glazed window framing the spectacular countryside views from an even higher vantage point. There is access to two further bedrooms, the loft space and additional natural light throughout. The loft is insulated.

Bedroom 2
A well-proportioned double bedroom positioned to the front of the property with a PVCu double glazed window, wood-effect laminate flooring and a central heating radiator.

Bedroom 1
Another spacious bedroom enjoying a PVCu double glazed window overlooking the front elevation, wood-effect laminate flooring and a central heating radiator. A charming cast iron feature fireplace provides an attractive reminder of the property's original character. The room also benefits from its own en-suite shower room.

En-Suite
The en-suite is fitted with a three-piece suite comprising a low flush WC, wash hand basin, heated towel radiator and a corner shower cubicle with electric shower. Finished with marble-effect laminate flooring, half-height decorative wall tiling and fully tiled shower walls, the room also benefits from high ceilings, maintaining the character found throughout the property.

Lower Ground Floor Hallway
Stairs descend from the living room to the lower ground floor hallway, providing access to the pantry and the open-plan kitchen/dining area. There is also a useful built-in storage cupboard.

Pantry
A highly practical storage room retaining the property's original flooring and high ceilings. The gas boiler is housed here, while the room provides excellent additional storage space.

Dining Room
A fantastic open-plan entertaining space seamlessly flowing into the kitchen. The dining area features a charming exposed brick fireplace with built-in storage above, wood-effect laminate flooring, a central heating radiator and further built-in storage cupboards. High ceilings continue to enhance the feeling of space.

Kitchen
The kitchen is fitted with an excellent range of wall and base units providing ample storage and worktop space. Integrated appliances include a fridge freezer, electric oven, induction hob with extractor hood over and a washing machine. A tiled splashback complements the work surfaces, while two PVCu double glazed windows overlook the conservatory and rear garden. A frosted PVCu double glazed door provides access into the conservatory.

Conservatory
A superb additional reception space featuring wood-effect laminate flooring with underfloor heating. Surrounded by PVCu double glazed windows, the conservatory enjoys exceptional natural light while making the most of the stunning countryside views across the valley. French doors provide direct access into the rear



For full EPC please contact the branch.



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