



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Wood Mount
Overton, WAKEFIELD



Wood Mount Overton, WAKEFIELD

Offers In Region Of £499,999

SITUATED AT THE END OF A PRIVATE AND QUIET CUL DE SAC WITH NO PASSING TRAFFIC ON A PLOT OF A 1/3 ACRE HAVING NO UPPER CHAIN IS THIS FOUR BEDROOM DETACHED TRUE BUNGALOW. HAVING UNDERGONE A FULL PROGRAMME OF MODERNISATION BOTH INTERNALLY AND EXTERNALLY. OCCUPYING A PRIVATE, ENCLOSED CORNER PLOT WITH LARGE AND LEVEL RECREATIONAL LAWN ENJOYING A SOUTH FACING ASPECT. THIS SUPERB HOME IS IDEALLY SITUATED WITHIN EASY ACCESS TO BOTH WAKEFIELD AND HUDDERSFIELD, WHILST ALSO BEING SERVED BY A RANGE OF LOCAL AMENITIES WITHIN OVERTON AND NEIGHBOURING VILLAGE OF MIDDLESTOWN

NO CHAIN

Situated at the end of a private and quiet cul de sac, this four bedroom detached true bungalow has undergone a full programme of modernisation both internally and externally. Occupying a private, enclosed corner plot with large and level recreational lawn enjoying a South facing aspect as part of a larger garden area. This superb home is ideally situated within easy access to both Wakefield and Huddersfield, whilst also being served by a range of local amenities within Overton and neighbouring village of Middlestown.

The spacious internal accommodation has undergone a programme of modernisation to present the property ready for immediate occupation. Three reception rooms flow from front to back, with living room to the front elevation, central dining room and garden room opening out into the beautiful rear



garden. The newly installed central kitchen is presented with a dual fuel Rangemaster cooker and opens into both the dining and garden rooms. A large central hallway has useful storage cupboards as well as a utility cupboard for washing machine and tumble dryer.

This bungalow then boasts four bedrooms, with the pick of the bunch being the spacious primary suite, with walk in wardrobe and newly fitted ensuite bathroom. Completing the internal accommodation is the newly installed four piece bathroom suite.

Externally, A paved and gravelled front driveway provides ample off street parking, whilst a detached double garage offers superb external storage with power and lighting. To the rear of the property a stunning dry stone walled garden has a newly laid patio creating a fabulous seating area, with raised beds having interlocking gravelled pathways and a brick built wendy house. A large, level recreational lawn then stretches down the side of the property with tree lined boundaries

WHAT3WORDS

///crumples.hangs.showdown

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

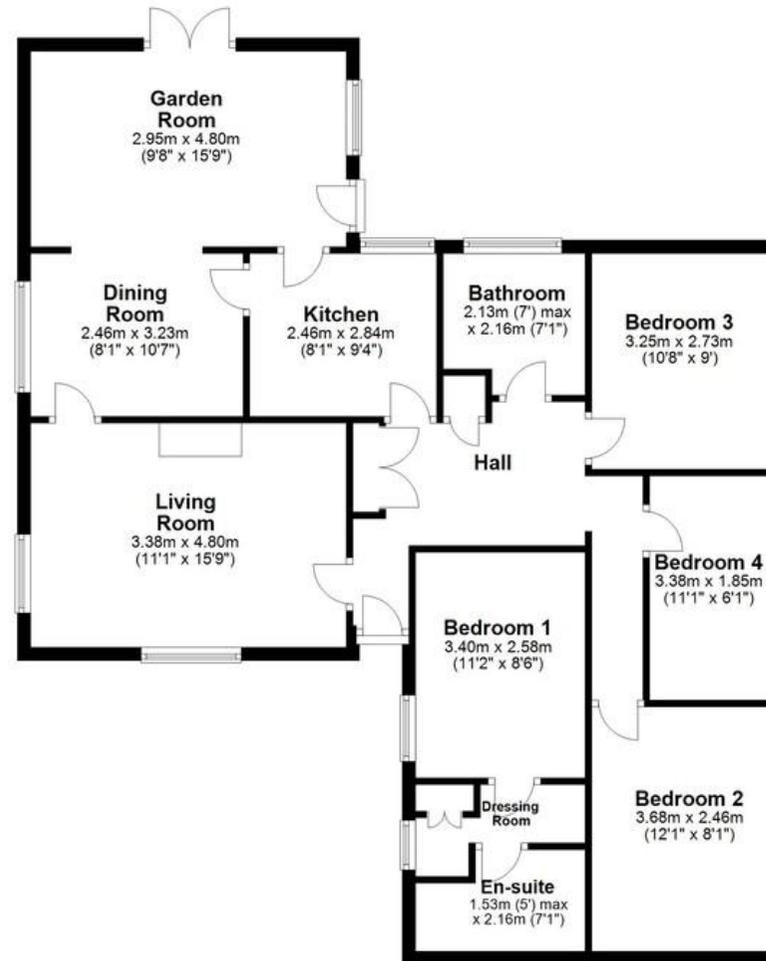
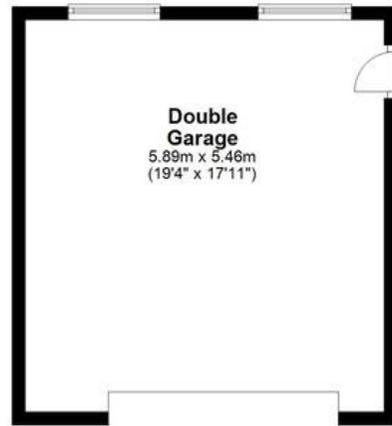
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Ground Floor

Approx. 137.2 sq. metres (1476.5 sq. feet)



Total area: approx. 137.2 sq. metres (1476.5 sq. feet)



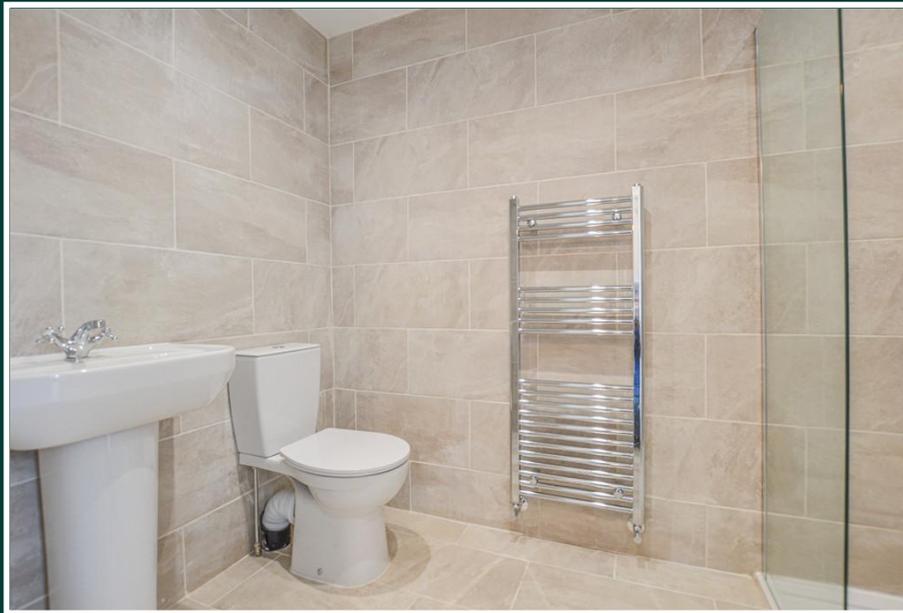


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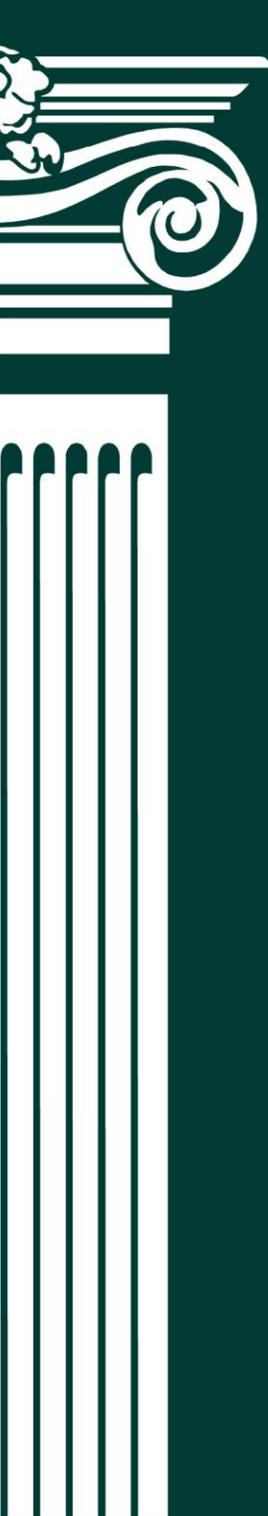


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