

MARSH & MARSH PROPERTIES

12 Overton Drive, Wibsey, BD6 3NE

£249,950



Overton Drive, a quiet and peaceful cul-de-sac, situated in the Wibsey Village, is the home of this well-presented, three bedroomed, semi-detached, property; located at the head of the cul-de-sac and offering a warm and welcoming frontage as soon as you arrive. The property benefits from a charming lawned front garden that enhances the reception and kerb appeal of the property overall. A driveway, gated to the side of the property, provides ample parking for three cars, with an additional secure parking space in the single garage. To the rear is a well-presented lawned and patio garden, ideal for sitting back and relaxing or for children and pets to play in a secure and private setting. To the rear of the garden is a summer house that is currently utilised as a workshop.

Internally the property is well-laid out and presented in a format that is ideal for the modern family life. This property has a fantastic amount of potential to make it your own and offers more space than the external suggests, being a real TARDIS. With its welcoming living room, family dining room, well-appointed kitchen, well-placed conservatory, three bedrooms (two with ample space for double beds), family bathroom and an occasional bedroom (bed 4) located in the roof space - perfect as a guest room or a private space for a teenager. With so much on offer internally the property must be viewed to be appreciated.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is positioned in a well-connected location, with quick access to the motorways; the M606 being just a short 10 minute drive away and the M62 providing excellent connections to the major cities of Leeds and Manchester. With easy access to local bus routes - Bradford city centre is a short commute, providing access to its shops, services and its two train stations with excellent local services to the surrounding areas in addition to the Grand Central train service.

Owing to the fantastic number of features on offer an internal viewing is essential in order to see the bountiful potential that this property presents.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming reception hallway that offers an ideal first impression. With a carpeted floor, uPVC double glazed window to the front elevation, double radiator, under stairs storage cupboard and central light fitting.

From the hallway a wooden door opens offering access to the

KITCHEN



A well-laid out kitchen that features a laminated set of work-surfaces to three sides, all with over and under counter cupboards and drawers. A uPVC double glazed door, to the side elevation, offers access to the driveway. With an integrated hob, integrated oven, stainless steel extractor hood, integrated microwave, towel radiator, plumbing for a washing machine, splashback tiling, vinyl flooring, uPVC double glazed window to the rear elevation, plumbing for a dishwasher, central light fitting, space for a fridge/freezer and a porcelain inset sink with mixer tap.

From the kitchen a wooden door opens into the

DINING ROOM



A good sized dining room that offers space for a family dining table with additional furniture. With a carpeted floor, central light fitting and two modern style radiators.

From the dining room a set of double doors open into the

LIVING ROOM

A spacious living room that offers ample space for a three piece suite along with additional furniture. A uPVC double glazed bay window, to the front

elevation, offers ample natural light for the whole room. An electric stove style fireplace, on a granite hearth and with a wooden mantelpiece, creates the ideal central focal point. With a carpeted floor, central light fitting, double radiator and television access point.



From the dining room an arched opening leads directly into the

CONSERVATORY

A uPVC double glazed construction, offering the ideal place to sit back and enjoy the views overlooking the rear garden. A set of uPVC double glazed double doors open out into the rear garden. With a wood laminate floor and a central

light fitting.



From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation and a central light fitting.

From the landing wooden doors open into

BEDROOM 1



A good sized master bedroom with ample space for a double bed along with additional furniture. You will immediately notice the uPVC double

glazed bay windows, to the front elevation, that provide ample natural light. With a carpeted floor, central light fitting and a double radiator.



radiator.



BEDROOM 2



Another good sized bedroom, again offering space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a double radiator.

BEDROOM 3

A spacious third bedroom, ideal for a guest room or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a double

BATHROOM



A well laid out house bathroom that offers a dual aspect owing to a uPVC double glazed window to the side elevation and ripple effect glass bricks to the front elevation. With a panel bath, over bath shower, glass splash guard, close coupled toilet, washbasin, stainless steel towel radiator, ceiling inset spotlights, tiled splashbacks, vinyl floor and an extractor fan.

From the landing a wooden door opens onto carpeted stairs that lead up to the

OCCASIONAL BEDROOM 4





The perfect bedroom for a teenager or a play-room; the upper floor offers fantastic potential to the property. With a Velux window to the front elevation and uPVC double glazed dormer window to the rear. With a carpeted floor, beamed ceiling and single radiator.

GARDENS



To the front of the property is a charming lawned garden, bordering the front driveway, creating a welcoming kerb appeal from the moment you arrive at the property.



To the rear of the property is a fully enclosed and gated, patio and lawned garden, creating the ideal place for children and pets to play. To the rear of

the lawned garden is an outbuilding, currently utilised as a workshop but could be used for a variety of possibilities.



GARAGE & PARKING

To the side of the property is a gated driveway, offering spaces for three cars.

To the rear of the drive there is a single garage offering secure parking for an additional car.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///bank.toward.begun

Google Plus Code: Q5CR+HQ5 Bradford

For sat nav users the postcode is: BD6 3NE

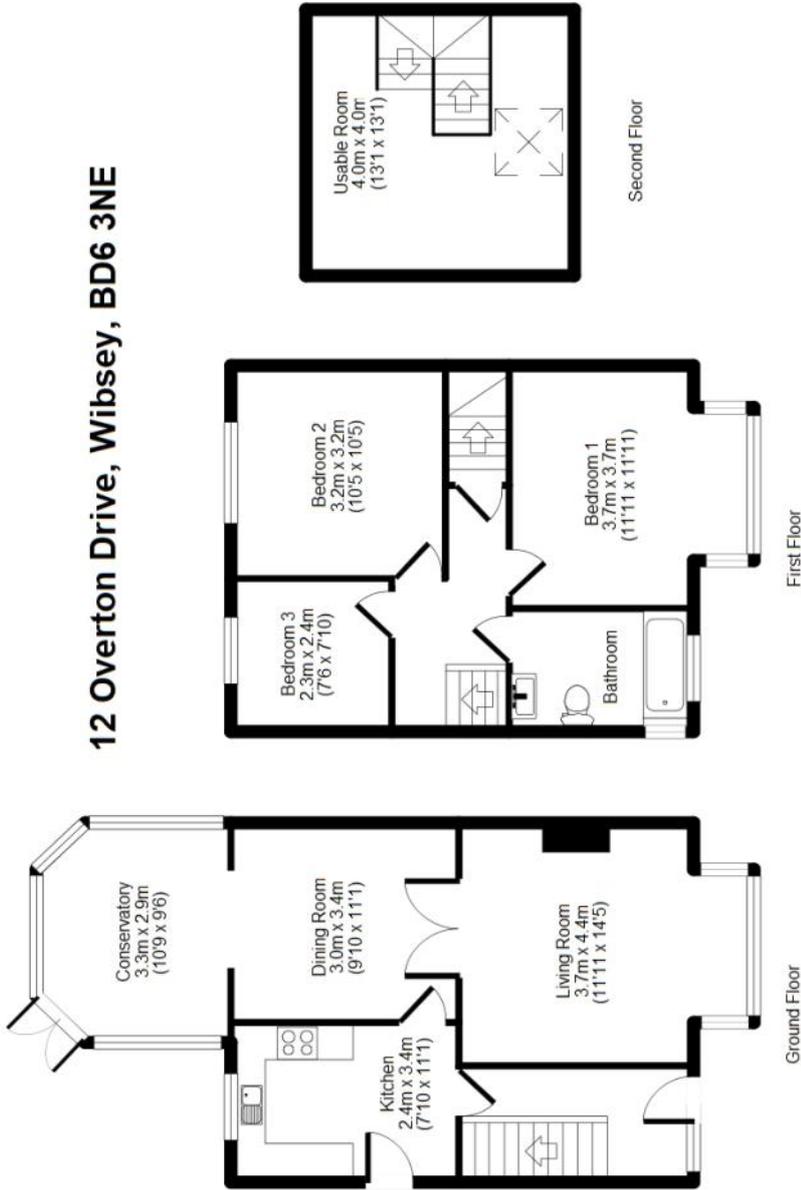
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 104 sq. m / 1123 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties

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