



17 Wood Mount,  
Overton, Wakefield,  
West Yorkshire, WF4 4SB

Asking Price:  
£330,000

Holroyd Miller have pleasure in offering for sale this substantially extended detached true bungalow occupying an enviable cul de sac position within this sought after village west of Wakefield city centre betwixt Huddersfield and Wakefield offering excellent accommodation for those looking to downsize. The well-planned interior has both gas fired central heating, PVCu double glazing and comprises entrance reception hallway, spacious living room with feature bow window and fire place, well equipped kitchen/diner with a range of modern wall and base units contrasting worktop areas, opening to large conservatory extension, inner hallway leads to three bedrooms, large wet room. Outside, printed concrete driveway provides ample off-street parking with single car garage, to the rear, generous enclosed rear garden being lawned with stone paved patio and further raised decking area. A pleasant village location yet conveniently placed for easy access to J39/M1 for those travelling throughout the region. Offered with No Chain, Viewing Essential.

### Entrance Reception Hallway

With double glazed window and entrance door, downlighting to the ceiling, oak flooring.

Council Tax Band: D

Viewings: To be arranged through Holroyd Miller

Tenure: Freehold

### Living Room 15'2" x 14'8" (4.62m x 4.47m).

With double glazed bow window, feature fire surround with marble inset and hearth with electric fire, central heating radiator.

### Kitchen/Diner 9'6" x 18'5" (2.9m x 5.61m).

Fitted with a matching range of grey fronted wall and base units, contrasting granite worktops, stainless steel sink unit with mixer tap unit, gas point for cooker, extractor hood over, feature lightwell to the ceiling making this a light and airy room with laminate wood flooring, feature radiator, opening to...

### Large Conservatory Extension 16'5" x 8'5" (5m x 2.57m).

Being double glazed with French doors leading onto the rear garden.

### Inner Hallway

With downlighting leads to...

### Bedroom to Rear 8'11" x 12'2" (2.72m x 3.7m).

With double glazed window, single panel radiator.

### Bedroom to Rear 12' (3.66) x 8'6" (2.59) plus door well.

With double glazed window, double panel radiator.

### Bedroom to Side/Study 8'10" x 7'8" (2.7m x 2.34m).

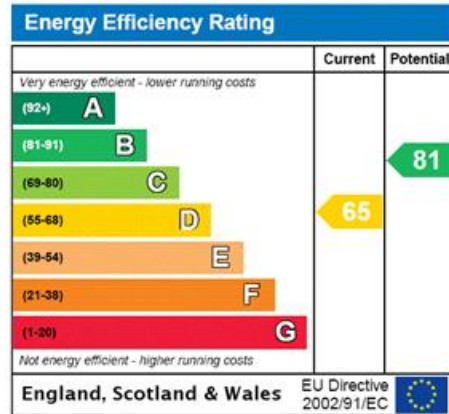
With double glazed window, central heating radiator.

### Combined Wet Room

Furnished with modern white suite with pedestal wash basin, low flush w/c, large walk-in shower with electric shower, tiling to the walls, double glazed window, central heating radiator.

### Outside

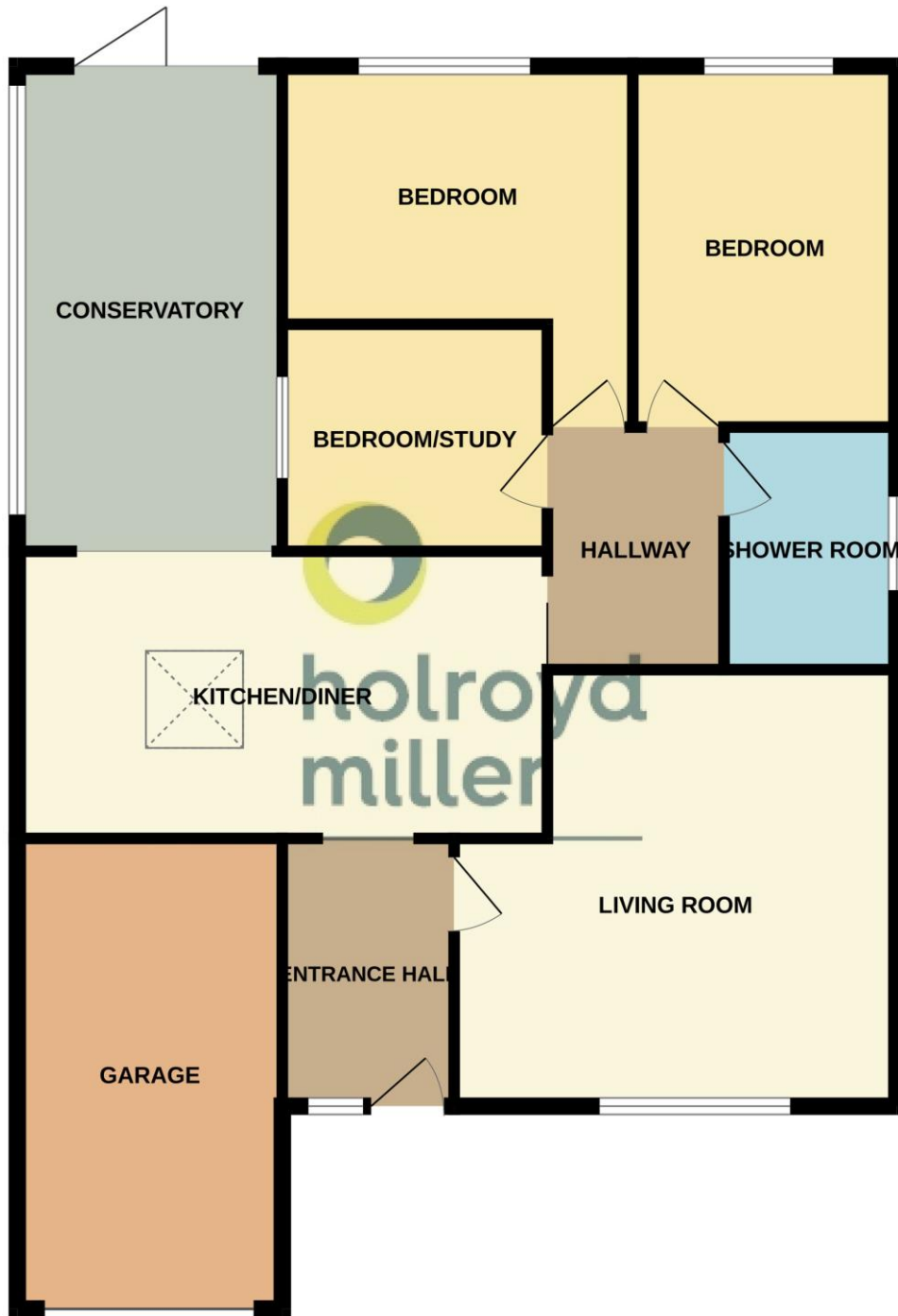
Attractive printed concrete driveway provides ample off street parking leading to single car garage with up and over door, pathway to the side. To the rear, stone paved patio with further lawn garden and raised decking area, shed and greenhouse, outside power, PVCu fascia's.







GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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