



44 Norwood Road, Birkby, Huddersfield, HD2 2TZ

£99,995

bramleys

Offered for sale with NO VENDOR CHAIN & VACANT POSSESSION. This rear back to back terrace would make an ideal purchase for a first time buyer or investor alike. With accommodation over 4 floors comprising: entrance vestibule, lounge, lower ground floor kitchen, first floor landing, 2 bedrooms and bathroom and second floor attic room. The property also provides uPVC double glazing, gas fired central heating and a flagged patio with gravelled off road parking space.

Energy Rating: D



GROUND FLOOR:

Entrance Vestibule

Having a uPVC entrance door and staircase rising to the first floor.

Lounge

14'8 x 13'9 (4.47m x 4.19m)

The lounge has laminate flooring, a fireplace surround, a central heating radiator and uPVC double glazed window.

LOWER GROUND FLOOR:

Kitchen

11'1 x 8'11 (3.38m x 2.72m)

The kitchen has tiled flooring, a central heating radiator, an external uPVC door and houses the Baxi boiler. There is a range of wall and base units with working surfaces over, sink unit, electric hob with extractor hood over, integrated oven, space for a tall fridge freezer and plumbing for a washing machine. There is also additional storage space under the stairs.

FIRST FLOOR:

Landing

The landing has a built in cupboard and access to the attic room.

Bedroom 1

11'0 x 9'7 (3.35m x 2.92m)

This double bedroom has a central heating radiator and a uPVC double glazed window.

Bedroom 2

7'9 x 6'10 (2.36m x 2.08m)

This single bedroom has a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has a three piece suite comprising bath with mixer tap shower attachment, wc, pedestal wash hand basin, part tiled walls, extractor fan, central heating radiator and under-stair storage. Please note the bathroom has no window.

SECOND FLOOR:

Attic Room

17'10 x 6'0 to beam 10'1 max (5.44m x 1.83m to beam 3.07m max)

Having 2 Velux windows and a central heating radiator.

OUTSIDE:

This back to back terrace is situated to the rear via a side passageway. There is a flagged patio garden with gravelled off road parking.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via St Johns Road, which automatically becomes Wheathouse Road and then Grimescar road, as the road bears to the right take a left hand turning onto Norwood Road.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

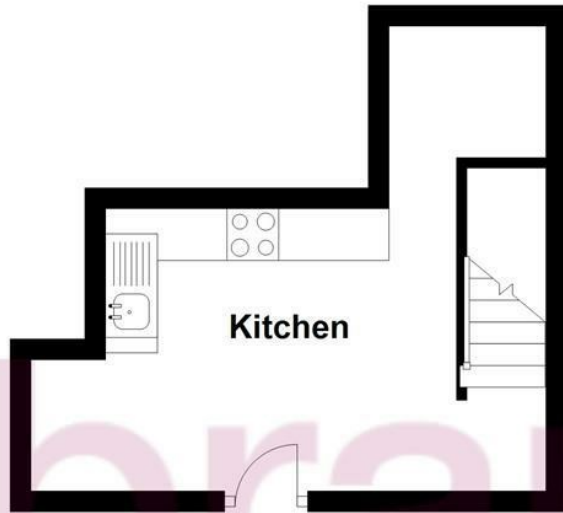
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

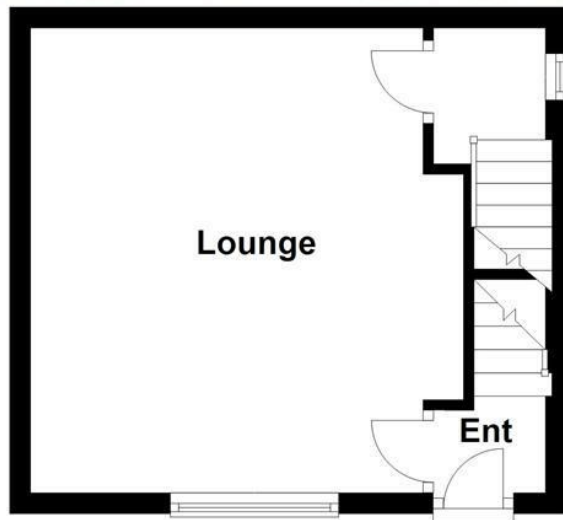




Basement



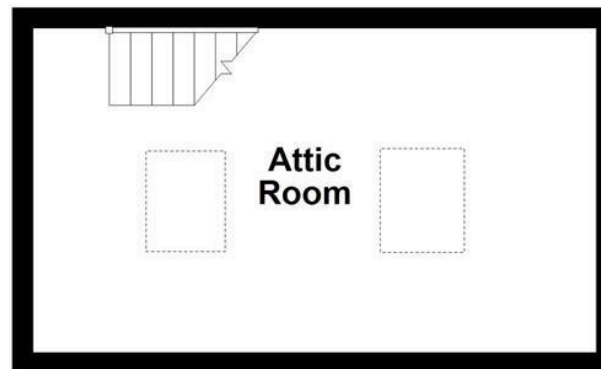
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY