



Norwood Road, Birkby, Huddersfield HD2 2YF



welcome to

Norwood Road, Birkby Huddersfield

An immaculately presented semi-detached home in a highly sought-after location close to schools, local shops and amenities and the M62 networks to Leeds and Manchester. With off-road parking, a garage and new decorative works, this property is ideal for those upsizing or as a first-time purchase.



Ground Floor

Entrance

Front door leading to hallway with laminate flooring. Stairs to first floor.

Lounge

11' max x 15' 6" into bay (3.35m max x 4.72m into bay)
Superbly spacious lounge area warmed by a gas fire and central heating radiator. The room has laminate flooring and a double glazed bay window to the front. Opening through to dining area.

Dining Area

6' 5" x 13' 7" (1.96m x 4.14m)

Spacious reception room with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Kitchen

7' 4" x 10' 8" (2.24m x 3.25m)

Fitted with a range of white fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and induction hob with extractor over. Space for washing machine, under counter fridge and separate fridge freezer. With laminate flooring and a double glazed window to the rear.

First Floor Landing

With carpeted flooring, double glazed window to the side and warmed by a central heating radiator. Access to storage cupboard. Loft hatch leading to an insulated loft space.

Bedroom One

8' 4" x 12' 1" (2.54m x 3.68m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

8' 3" x 12' 11" (2.51m x 3.94m)

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

5' 8" x 8' 1" (1.73m x 2.46m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Showerroom

Comprising corner shower cubicle, low flush WC and wash hand basin. With an integrated cupboard, heated towel warmer/radiator, tiled walls and part tiled walls. Double glazed window to the front.

External

Externally, the property has driveway parking to the side and leading to a detached single garage. This fabulous home has garden space to both the front and the rear, with the rear garden being enclosed by timber fencing.

Agents Note

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"



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welcome to

Norwood Road, Birkby Huddersfield

- Immaculately Presented With Lovely Views
- Quiet Cul-De-Sac Location
- Close To M62 Networks and Local Amenities
- Ideal As A First Time Purchase or Investment
- Move In Condition
- Offered With No Onward Chain
- Single Detached Garage and Off Road Parking Plus Garden

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116651 - 0003

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