

Norwood Road, Birkby, Huddersfield HD2 2YF

## welcome to

# Norwood Road, Birkby, Huddersfield

Tucked away in a quiet and easily accessible location presented to a modern standard throughout. With new kitchen, spacious lounge and rear dining room extension leading out to a south facing garden. Three good sized bedrooms and parking to the front.













### Ground Floor Entrance

Front door to hallway with carpeted flooring and warmed by a central heating radiator. Stairs to first floor.

## Lounge

14' 4" x 10' (4.37m x 3.05m)

Decorated to a lovely standard, this spacious reception room has laminate flooring and central heating radiator with cover. The room also has a chrome fireplace. Double glazed bay window to the front.

#### **Kitchen Diner**

14' 2" x 13' 6" ( 4.32m x 4.11m )

Superb sized kitchen diner fitted with a range of base and wall units with wood effect work surfaces and tiled splashbacks. Space for cooker with electric oven and gas hob plus washing machine and dishwasher. With laminate flooring and a double glazed window to the conservatory plus double glazed patio doors to conservatory.

## **Conservatory**

11' 9" x 11' (3.58m x 3.35m)

Spacious reception room with laminate flooring and double glazed windows and patio doors to the rear garden.

## **First Floor Landing**

With airing cupboard, carpeted flooring and window to the side.

#### **Bedroom One**

8' 2" x 13' (2.49m x 3.96m)

Spacious double bedroom with fitted wardrobes and overhead cupboards, central heating radiator and carpeted flooring. Double glazed window to the rear with views.

#### **Bedroom Two**

8' 3" x 11' 11" ( 2.51m x 3.63m )

Good sized double bedroom with carpeted flooring and a double glazed window to the front.

### **Bedroom Three**

8' x 5' 7" ( 2.44m x 1.70m )

Good sized room with carpeted flooring, central heating radiator and a double glazed window to the rear.

#### **Bathroom**

Modern bathroom suite comprising P-shaped bath with shower over and glass shower screen, low flush WC and wash hand basin. Part tiled walls and laminate flooring. Heated towel warmer/radiator and a double glazed window to the front.

#### **External**

Externally is a South facing rear garden with top decked section having spotlights. Stairs down to a low maintenance and extremely private patio section with planting beds. The garden can additionally be accessed via the driveway via a gate. Driveway with space for multiple cars as well as having a small front garden.





## welcome to

# Norwood Road, Birkby Huddersfield

- **Modernised Throughout**
- New Kitchen With Breakfast Bar
- Driveway Parking For 2 Cars
- **Fully Tiled Bathroom**
- **Easily Accessible Location**

Tenure: Leasehold EPC Rating: Awaited

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.

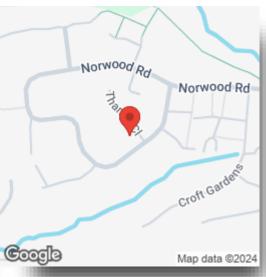
offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116963



Property Ref: HDF116963 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire,

HD1 1NN

williamhbrown.co.uk

01484 542072

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.