



**Norwood Road, Birkby, Huddersfield HD2 2YF**



**william  
h brown**



**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.



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## 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: Awaiting

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

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Property Ref:  
HDF116963 - 0002

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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.



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