



## 37A Norfolk Avenue

Huddersfield, HD2 1GS

£140,000 Freehold





We are delighted to offer for sale this two bedroom modern townhouse which offers accommodation laid out over three floors and is the perfect first home. The property is available for immediate occupation has quality fittings throughout, enclosed easy to manage gardens and offstreet parking.

### Location

Norfolk Avenue is a pleasant residential Street away from the main road close to local parkland and only a mile or so from Huddersfield town centre. For those needing to commute junction 24 of the M62 is less than a 10 minute drive away.

### Accommodation

On the Ground floor, there's an Entrance Hall with useful storage cupboard having plumbing for a washing machine. Double Bedroom together with Ensuite Shower Room with white suite comprising WC, wash and basin and shower cubicle. On the First floor there is an open plan Living Room/Kitchen with laminate flooring and windows to 2 sides. The kitchen area has a range of units, inset sink, electric hob and built-in electric oven. On the Second floor there is another Double Bedroom with aspect to 2 sides and a second Ensuite Shower room with modern white suite comprising WC wash hand basin and shower cubicle.

To the front of the property is a small enclosed private lawn garden and one offstreet parking space.



Council tax band: A  
EPC rating: C  
Ground rent: N/A  
Service charge: N/A

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