

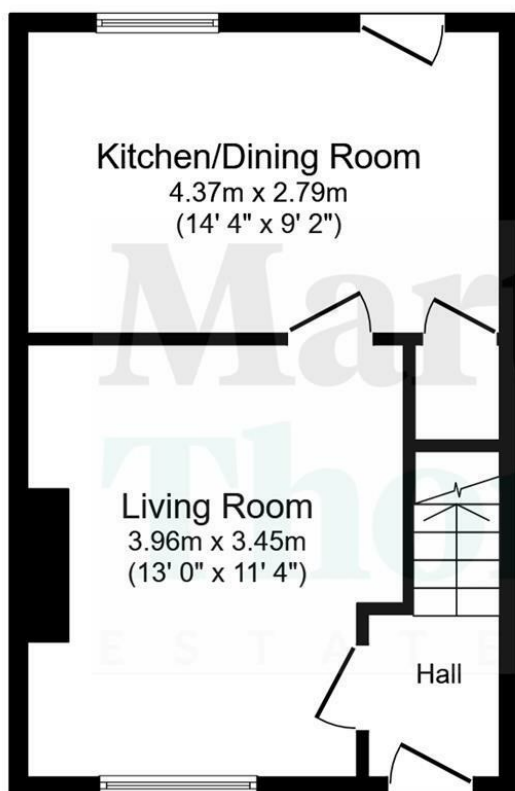
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Norwood Road, Birkby Huddersfield,

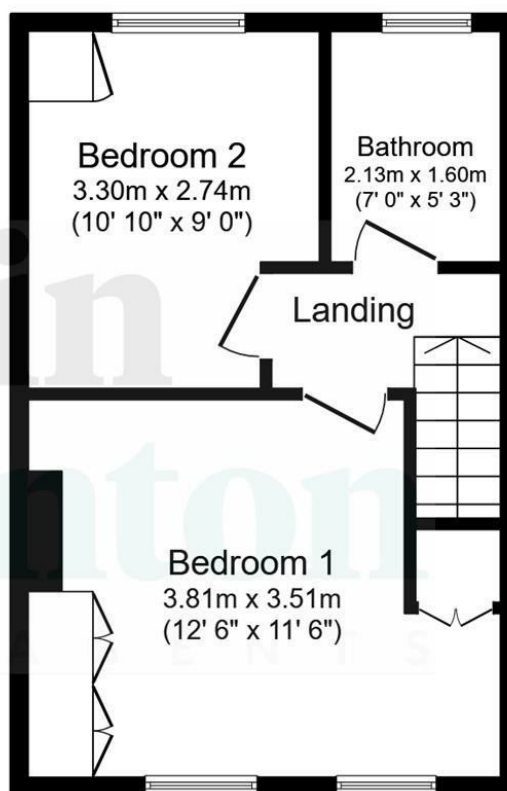
Offers in the region of
£125,000

This good sized, two-bedroom through terraced house with a rear garden and off road parking is offered with the advantage of vacant possession. The property is conveniently placed for access to the M62 and offers accommodation ideal for a first time buyer, young family or an investor. The accommodation has a light and bright interior and comprises an entrance lobby, living room, rear dining kitchen with access to the garden and a useful storage cellar. On the first floor are two bedrooms and the bathroom. There is a gas-fired central heating system with radiators to most rooms and some wooden sealed unit double glazing. Externally, there are garden areas to the front and rear. The rear garden has a southerly aspect and can be a real sun trap. It has a paved patio, an adjoining garden with vegetable plots and an off road parking area.



Ground Floor

Floor area 30.1 m² (324 sq.ft.)



First Floor

Floor area 30.1 m² (324 sq.ft.)

TOTAL: 60.2 m² (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

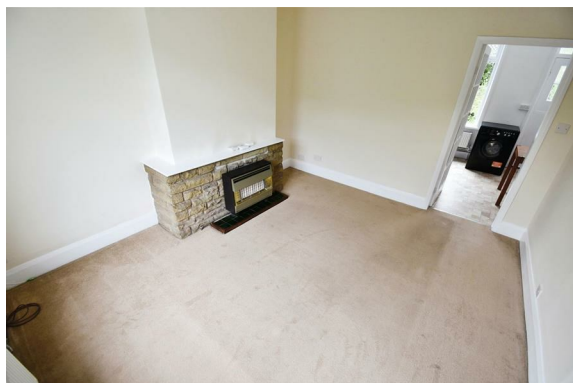


Entrance Lobby

A timber and glazed panelled door gives access to the entrance lobby. This has an inset matwell along with a radiator, a row of coat hooks and a staircase rising to the first floor accommodation. A timber and glazed panelled door gives access to the living room.

Living Room

This good sized reception room is light and bright with a sealed unit double glazed window to the front elevation. There is a stone fire surround with a tiled hearth and a gas fire along with coving to the ceiling and plenty of room for furniture. The room has a radiator and a timber and glazed panelled door leads to the dining kitchen.



Dining Kitchen

This room is positioned at the rear of the property and overlooks the garden via a large, sealed unit double glazed window. The room is light and bright and has an external timber and glazed door. There are wall cupboards and base units, a stainless steel sink unit, space for a freestanding gas cooker along with space for additional appliances such as a fridge freezer. There is plumbing for an automatic washer. The room can accommodate a formal dining table, although we envisage that buyers may redesign and upgrade this room. There is a radiator and access can be gained down to the cellar.



Cellar

This area provides useful storage and houses the Ideal Instinct II boiler. There is also a Belfast style sink with water. Off the cellar is a smaller keeping/coal cellar with a stone slab.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor accommodation.

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Bedroom One

This double bedroom is positioned at the front of the property and has twin single glazed windows. There are built-in wardrobes with storage overhead and a useful storage cupboard over the staircase with built-in shelving. The room has plenty of space for further fitted or freestanding furniture. The radiator has been removed from this room and is currently stored within the property, however, the pipework remains for it to be easily reinstated.



Bedroom Two

This good sized second bedroom is positioned at the rear of the property and has single glazed window. There is a useful built-in storage cupboard and a radiator.



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Bathroom

The bathroom has a coloured three-piece suite comprising panelled bath with Triton Enrich shower over, a pedestal wash hand basin and a low-level WC. There is half height wall tiling and a sealed unit double glazed rear window.



External Details

At the front of the property is a perimeter low-level wall, a pathway leading to the entrance door and a garden area with shrubs. To the rear is a paved patio along with a flower and vegetable garden and a trellis style archway leading to the area where a garage was situated. A garage could easily be reinstated here or the space could be used for off road parking.



Tenure

We await confirmation from the vendors regarding the tenure of the property. 18.07.24

Norwood Road, Birkby Huddersfield,

Directions

