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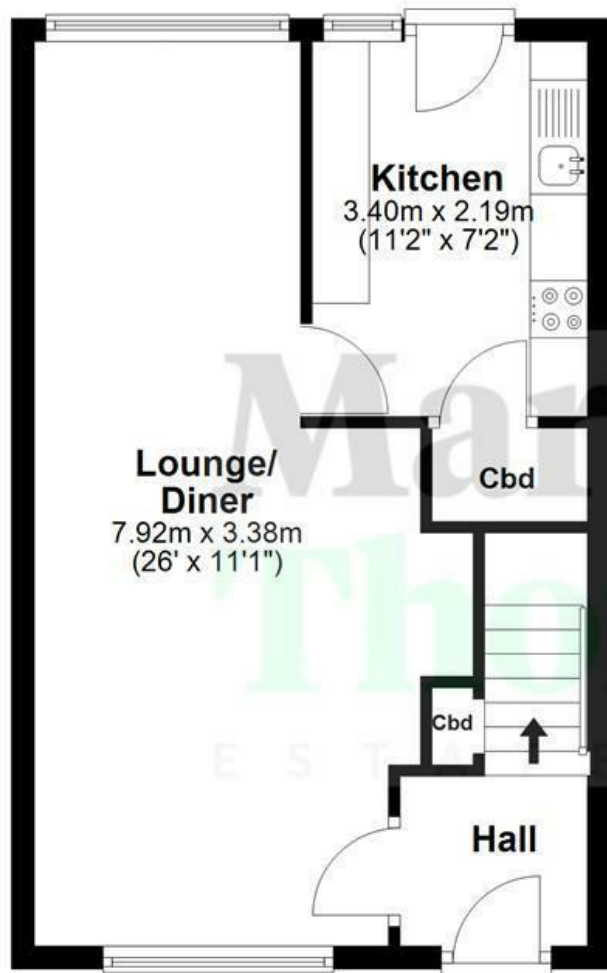
**Norwood Road, Birkby
Huddersfield,**

Offers over £200,000

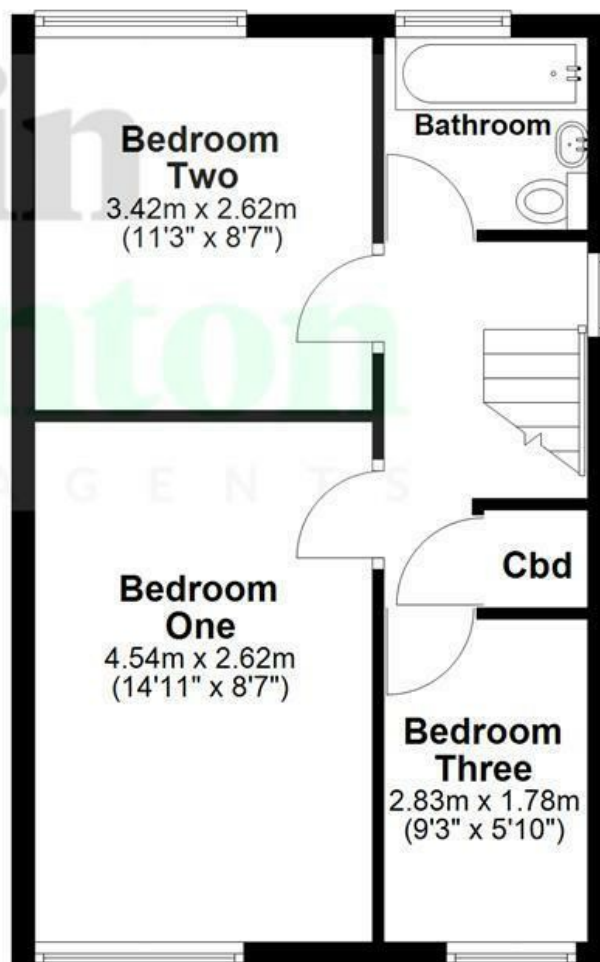
This three-bedroom detached family home is located to this popular residential area. The property may well prove suitable for the expanding family buyer, with good access to the M62 motorway and amenities in Lindley Village. The accommodation comprises a spacious entrance hall, living/dining room and kitchen with some integrated appliances. On the first floor are two double bedrooms, a single bedroom and a bathroom. The property has gas-fired central heating and is predominantly uPVC double glazed. Externally, there is a tarmac driveway and a detached garage to the front of the property. At the rear is an enclosed garden with a lawn and patio area, suitable for outdoor entertaining.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

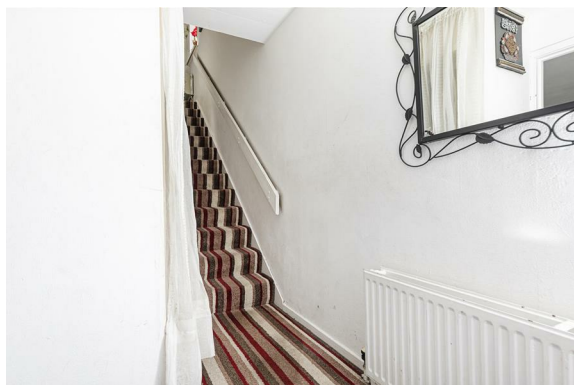
Norwood Road, Birkby Huddersfield,

Details



Entrance Hall

A uPVC door with a double glazed insert and matching side panel opens to the spacious entrance hall. This has a radiator, a ceiling light point and a useful storage cupboard, perfect for shoes and coats. A staircase leads up to the first floor and access can be gained to the following rooms:



Living/Dining Room

A timber door gives access to this reception room which has a large uPVC double glazed window overlooking the front elevation. There is coving to the ceiling, two ceiling light points and a further uPVC double glazed window to the rear elevation. There is a radiator in the dining area and a timber and glazed door gives access to the kitchen.



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Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge granite style worktops with brick style tiled splashbacks and a sink unit. Integrated appliances comprise an oven and a four-ring gas hob with a canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The room has a uPVC window and a uPVC glazed door to the rear elevation. There is a useful under stairs storage cupboard, which could be made into a pantry, along with vinyl style flooring, a ceiling light point and a radiator.



First Floor Landing

From the entrance hall, the staircase gives access to the first floor landing, which has a uPVC double glazed window overlooking the side elevation. There is a ceiling light point and access to loft space. A useful storage cupboard also houses the Vokera central heating boiler.



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Bedroom One

This double bedroom is positioned at the front of the property and has plenty of room for furniture. There is a uPVC window, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a large uPVC window. There is a ceiling light point and a radiator.



Bedroom Three

This bedroom is positioned at the front of the property and has a uPVC window, a ceiling light point and a radiator.



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Bathroom

The bathroom suite comprises a panelled bath with twin taps, a pedestal hand basin with storage beneath and a low-level WC. The walls are predominantly tiled with contrasting tiled effect flooring and aqua boarding to the shower cubicle. There is a ceiling light point, an extractor fan and a chrome ladder style towel rail.



External Details

At the front of the property is a tarmac driveway leading to a single garage with power and light. There is a lawned area, a patio and a further flagged area through a wrought iron access gate, giving access to the rear garden. At the rear of the property is a walled and fenced garden with a flagged patio, perfect for outdoor entertaining, and a lawn with mature shrubbery borders. There is an outside water point and security lighting.



Tenure

The vendor informs us that the property is leasehold and we await further information.

Norwood Road, Birkby Huddersfield,

Directions

