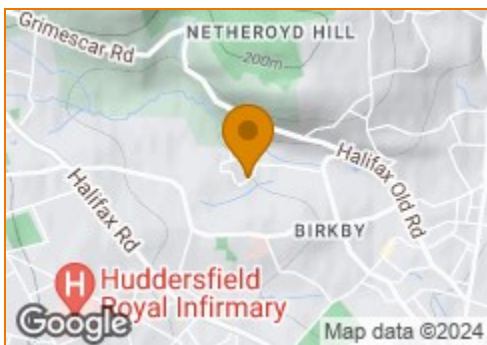


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**254 Norwood Road, Huddersfield**



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

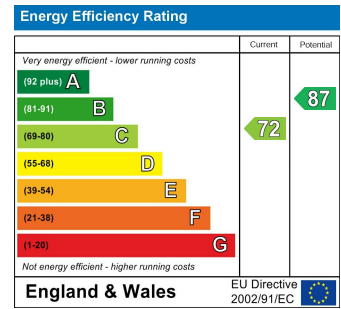
**Offers Over £150,000**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



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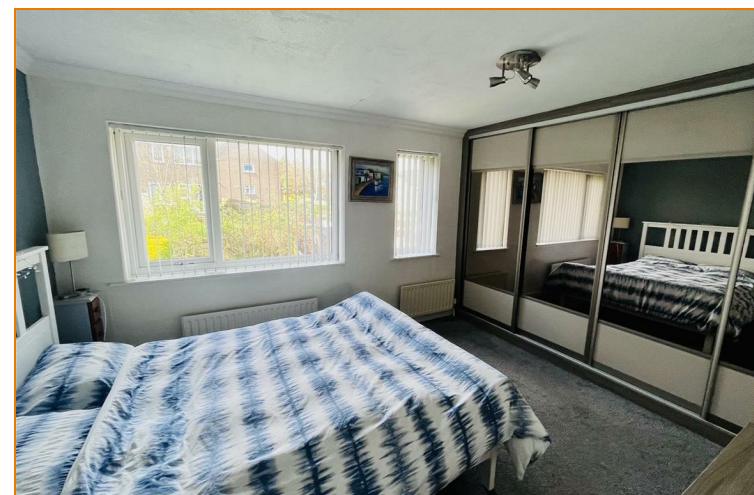
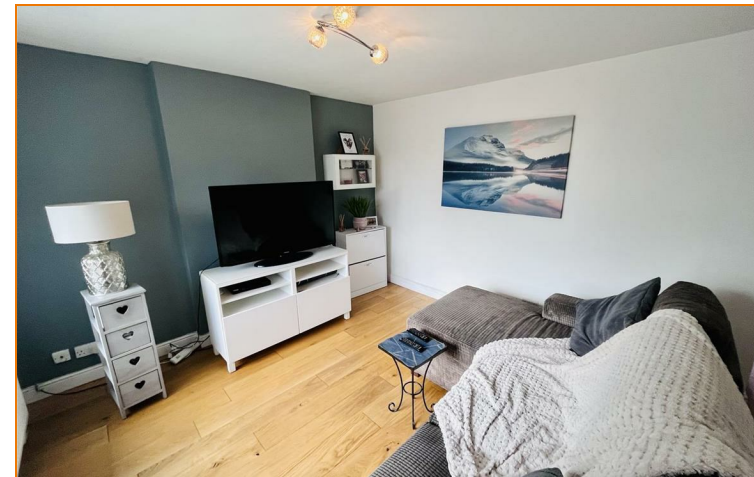
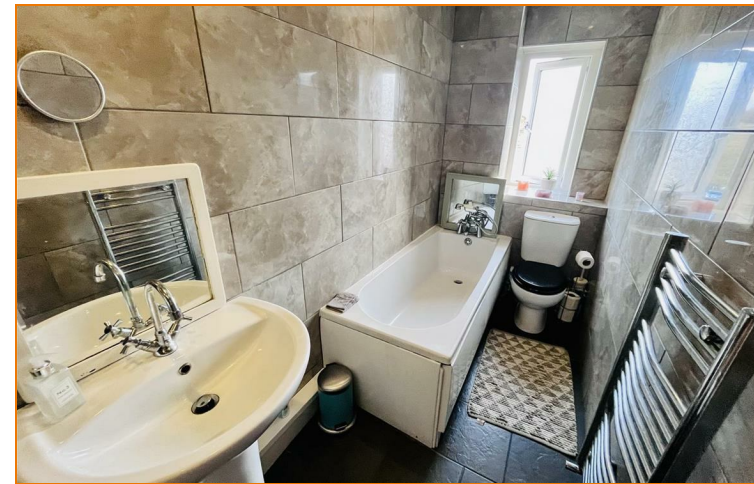
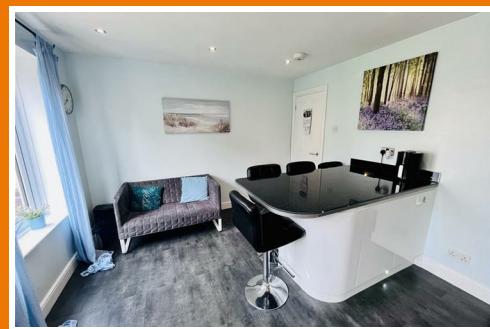
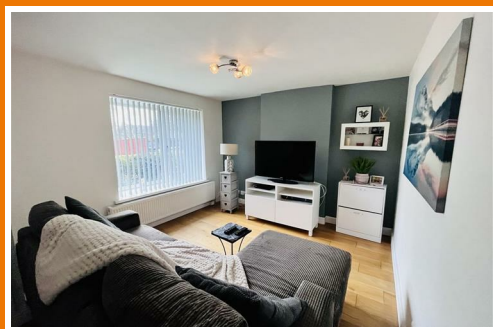
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# Norwood Road

Birkby, Huddersfield, HD2 2YF

Offers Over £150,000



\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\* "EXTRA" GARDEN & PARKING ARRANGEMENTS \*\*\*\* SUPERBLY PRESENTED \*\*\*\* MODERN FIXTURES AND FITTINGS \*\*\*\* "TURN KEY/MOVE IN READY" HOME \*\*\*\*

Ideally suited to young professionals and growing families alike is this smart and stylish end town house which has been the subject of a comprehensive program of modernisation and improvement by the current vendor. Occupying a larger than average "plot" with additional areas of garden on top of the traditional private rear garden and also having the benefit of a garage plot and a hard standing area perfect for secure parking arrangements. This modern home features a comfortable and well presented lounge, a contemporary fitted living/dining kitchen, two double bedrooms (the master is large enough to split (works and regs req)) a house bathroom fitted with a four piece white suite, plus the aforementioned gardens and parking/garage base. As one would expect from a modern home you will find a gas fired central heating system and sealed unit double glazing. The property also occupies an established and popular residential location within easy reach of both local and regional financial centres with the M62, Huddersfield, Brighouse and Halifax all within comfortable proximity.

#### ENTRANCE LOBBY

2'9" x 0'0"/29'11"

Accessed via a uPVC double glazed window with red rose stained glass detail and privacy glass inset. There is an engineered oak floor covering and an internal door leading through to the Lounge at the front of the property.

#### LOUNGE

14'1" maximum x 10'9" maximum

In keeping with the remainder of the property, this room is in excellent decorative order, presented in a contemporary fashion with a continuation of the engineered oak floor covering. An abundance of natural light floods in via the uPVC double glazed box bay window positioned to the front elevation. There is a central heating radiator, decorative accent wall, a number of plug sockets and passage to the first floor via a centrally positioned staircase. An internal door then leads through the living/dining kitchen at the rear.

#### LIVING/DINING KITCHEN

13'1", 9'10" maximum or 10'9" minimum x 14'1"

Fitted with a range of white, contemporary, high gloss wall and base units, handleless in design, complemented by quartz effect working surfaces which incorporate a composite inset sink unit with mixer tap over and a four ring gas hob with fitted glass splashback behind. You will find slate effect splash-backs surrounding the preparation areas and the kitchen is further equipped with an oven beneath the hob and an integrated extraction unit over. There is also an integrated fridge and freezer, automatic washing machine, social breakfast bar/island with curved details reflected in useful

additional corner cupboard storage units. Slate effect flooring and a uPVC double glazed window positioned to the rear elevation overlooking the garden. A uPVC double glazed door with privacy glass inset allows access to the rear and spotlights to the ceiling provide additional ambient lighting. Central heating radiator.

#### FIRST FLOOR

##### BEDROOM 1, rear

11'9" to the wardrobe doors x 10'9"

The fitted bedroom furniture comprises floor to ceiling, full width mirror door fronted sliding robes which have a range of hanging and shelving. There is a matching dresser drawer unit and two a uPVC double glazed windows positioned to the rear elevation. Two central heating radiators and decorative coving.

(It should be noted that some of the neighbouring properties have taken advantage of the two windows in this room to create two bedrooms, subject to the necessary works and consents)

##### BEDROOM 2, front

9'2" x 8'6"

With a semi open aspect down Norwood Road and towards Cowcliffe Hill via a uPVC double glazed window, central heating radiator.

#### HOUSE BATHROOM

13'9" x 3'11"

Fitted with a white, contemporary four piece suite comprising panel bath with traditional mixer tap and hand held shower attachment over, pedestal hand wash basin with mixer tap, quadrant shower cubicle and low flush wc. Slate effect tile floor covering, porcelain tiled walls, spotlights, heated towel rail and a uPVC double glazed window with privacy glass inset.

#### LANDING

With a loft hatch allowing access to the roof void which has a pull-down ladder. The roof void is partly boarded and houses the Vokera combination boiler.

#### OUTSIDE

Amounting to circa 660 square yards which is around triple the size of the average plot for a corresponding house type in the area. Private lawned gardens, secure block paved hard standing, garage shell and patio seating are all to be found with this unusually large parcel of land. Perfect for a variety of uses and future owners.

#### TENURE

A long leasehold arrangement with Thornhill Estates LTD and with 956 years remaining at £14 per annum, all details to be confirmed during the conveyancing process.

#### COUNCIL TAX BAND B