

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



Total floor area 87.8 m² (946 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



93 Norwood Road
Birkby, Huddersfield, HD2 2YE

Offers Around £225,000



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A stylish three-bedroom detached property offering an excellent opportunity for those seeking a "move in ready" home. Brought to market with no onward chain, this property is ideal for young professionals & growing families looking to settle in a popular, established and convenient residential area.

Having been thoughtfully upgraded and improved, showcasing modern fixtures and fittings of particular note is the kitchen and house bathroom. Each of the three bedrooms offers ample space and the two double bedrooms have fitted bedroom furniture, making it suitable for families or those who require a home office. The living room extends into a separate formal dining room which in keeping with the remaining property are both in good decorative order.

Outside the property also boasts gardens to the front and rear plus there is off-road parking and a detached garage for storage.

This delightful contemporary property is a blend of modern presentation and convenience for nearby daily amenities, plus there is easy access to the M62 motorway network bringing local finical centres to within commutable distance.

ACCOMODATION

GROUND FLOOR

ENTRANCE LOBBY

Newly decorated with a staircase rising too the first floor.

LOUNGE

18'3 x 10'2

Spacious and comfortable with a uPVC double glazed "box bay" style window positioned to the front elevation. An attractive decorative feature fire place provides a focal point, there is a central heating radiator and glazed internal doors that give passage to the dining room.

DINING ROOM

8'2 x 7'10

Overlooking the rear garden via uPVC double glazed window. Central heating radiator.

KITCHEN

12'1 x 6'9

A newly upgraded fitted kitchen with a range of wall and base units, complimentary working surfaces, a stainless steel inset sink unit, part tiled splash backs surrounding the preparation area and further equipped with a gas hob, oven, plumbing for a washing machine and provision for additional white goods.

W.C/CLOAKROOM

Fitted with a two piece white suite comprising a low level w.c and wash hand basin.

FIRST FLOOR

BEDROOM 1

14'5 including robes x 8'9

With fitted robes. There is pvc double glazed window and a central heating radiator.

BEDROOM 2

11'6 including robes x 8'8

Also with fitted bedroom furniture, a uPVC double glazed window and a central heating radiator.

BEDROOM 3

9'5 x 6'0

Well presented and having a central heating radiator and a uPVC double glazed window.

BATHROOM

Fitted with a modern, newly installed three piece white suite and contemporary tiling. Heated towel radiator and shower over the bath.

GARAGE

A detached single garage.

OUTSIDE

Gardens which are predominantly laid to lawn are located to the front and rear of the property.

TENURE

A long leasehold arrangement.

COUNCIL TAX

BAND C.

