



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

**welcome to**

**Norwood Road, Birkby, Huddersfield**

A modern two-bed semi bungalow in sought-after Birkby, offering a bright lounge, sleek kitchen, two spacious bedrooms and a contemporary bathroom. Features front and rear gardens plus driveway parking, all close to local schools and amenities.



**Lounge**

17' 7" x 9' 8" ( 5.36m x 2.95m )

**Kitchen**

7' 9" x 8' 7" ( 2.36m x 2.62m )

**Bedroom One**

9' 7" x 11' 10" ( 2.92m x 3.61m )

**Bedroom Two**

7' 10" x 7' 10" ( 2.39m x 2.39m )

**Bathroom****Agents Note**

The seller has been unable to confirm services charges that could be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard.



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welcome to

## Norwood Road, Birkby Huddersfield

- Modern two bed semi bungalow
- Bright lounge with feature electric fire
- Sleek white-gloss kitchen with space for appliances
- Spacious rear garden plus front garden
- Driveway with drop kerb for off-street parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 17.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118721 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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