



121 Norwood Road

Birkby, Huddersfield, HD2 2YE

Offers in the region of £250,000



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Entrance Hallway

Enter the property through a PVCu door with a stained and leaded glass inset detail within an oval design. Access to bedroom three and the living room.

Open Plan Living/Dining/Kitchen

A spacious open plan living/dining/kitchen with oak wood style laminate flooring flowing throughout. A PVCu window is set to the front of the property providing plenty of natural light. The dining room has ample space for a family dining table. The kitchen set off to the side of the dining room, with matching wall and base units and granite worksurfaces. Integrated appliances comprise of: an electric ovens, a gas hob, an extractor, a fridge, a freezer, a stainless steel sink and drainer situated under a of the PVCu window to the side aspect. There is also one freestanding space which has plumbing for a washing machine.

Bedroom One

The master bedroom is situated to the rear of the property. A generous size double bedroom with fitted wardrobes. PVCu window to the rear aspect and a PVCu door with frosted glass panel leads out to the rear garden.

Bedroom Two

A second double bedroom with fitted wardrobes. Benefitting from a PVCu window to the rear and oak wood style laminate flooring.

Bedroom Three

A single bedroom set to the front of the property with fitted cupboard. Benefitting from a PVCu window and oak wood style laminate flooring.

House Bathroom

A house bathroom with vinyl flooring. Comprising of: a WC, a wash basin, a walk in shower with a rain head shower and glass screen. PVCu privacy window to the side elevation.

Exterior

To the rear of the property is a tiered garden with a decked area, up to a raised lawn area and up to a patio area with splendid views. The exterior also benefits from a storage/utility room. To the side of the property is a tarmac driveway with parking for up to three cars. To the front of the property is a tiered garden with a gravelled area and herbaceous plants.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective

buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Mortgages

We recommend Chris Terry at Naomi Financial, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.



Road Map



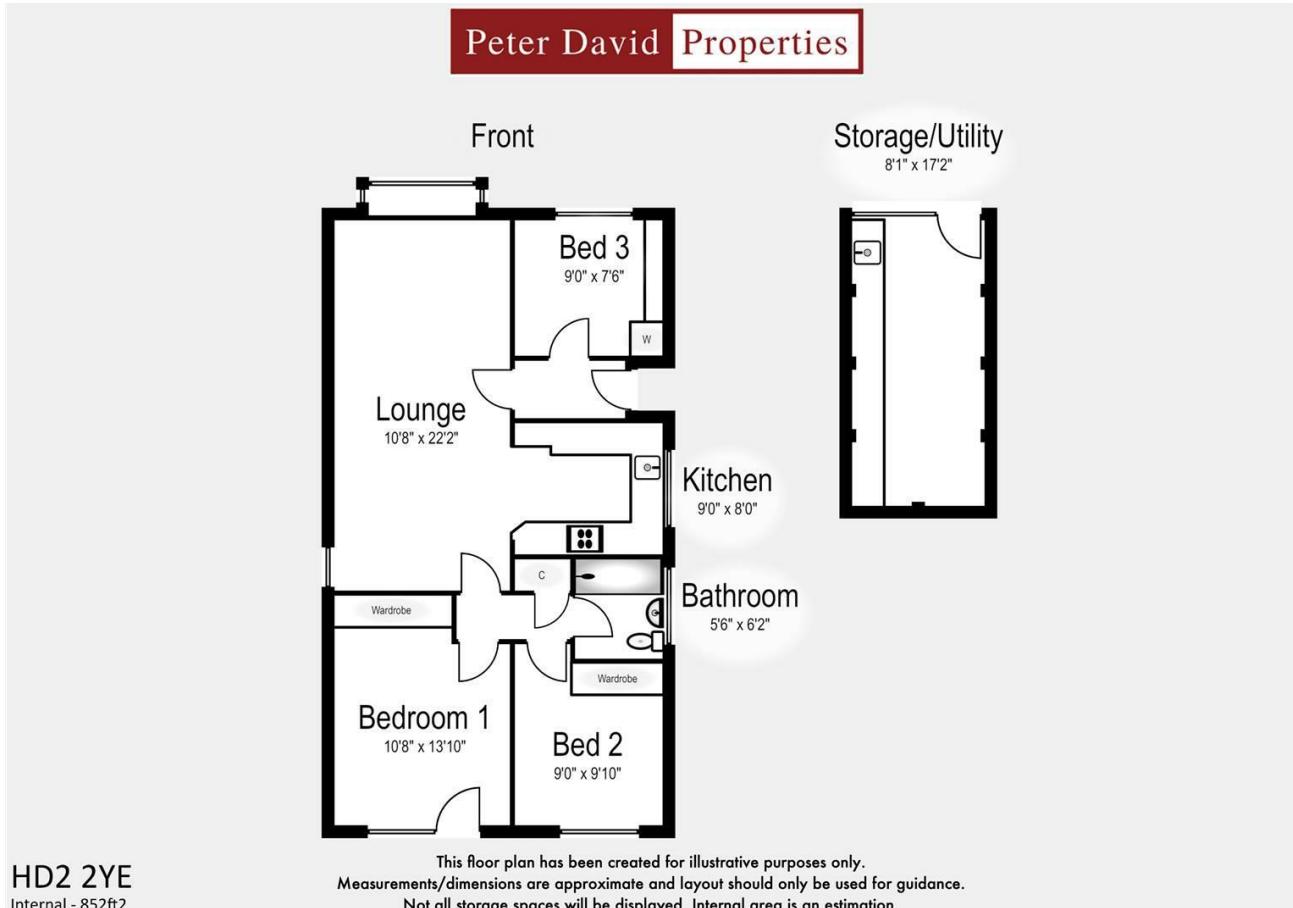
Hybrid Map



Terrain Map



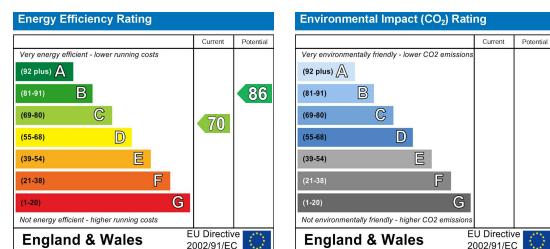
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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