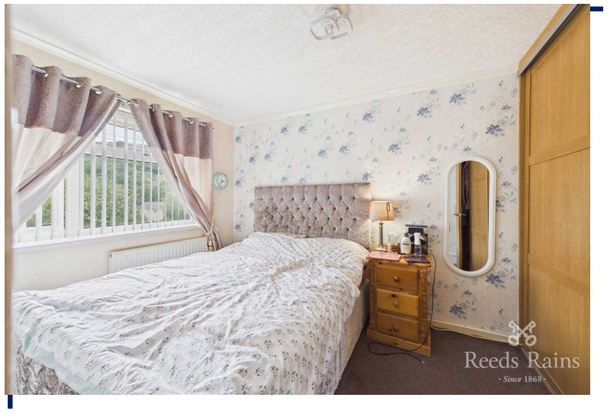
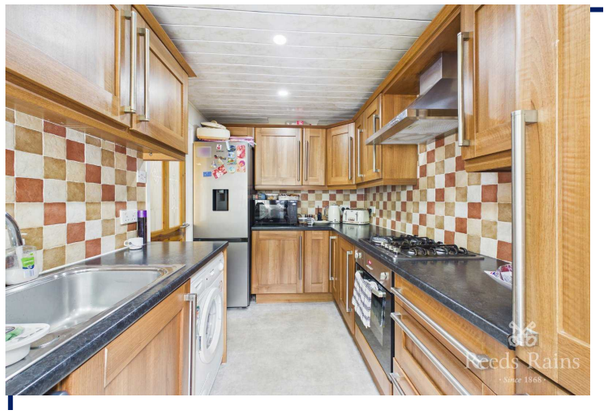


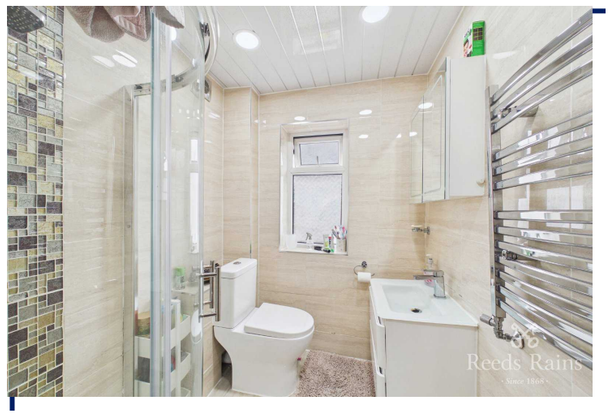














Norwood Road, Birkby,
Huddersfield, West Yorkshire, HD2

Asking Price: £197,500
Leasehold

Reeds Rains

reedsrains.co.uk

Norwood Road, Birkby, Huddersfield, West Yorkshire, HD2

Asking Price: £197,500 Leasehold

Council Tax Band: B
EPC Rating: D

A TASTEFULLY PRESENTED 3 bedroom END MODERN TERRACE which enjoys a WELL TENDED ENCLOSED REAR GARDEN, SIDE DRIVEWAY and SINGLE GARAGE, all located in this POPULAR and CONVENIENT RESIDENTIAL LOCATION.

Property Description
An ideal purchase for FTB's or FAMILY, this WELL PRESENTED HOME briefly comprises: Ent, Porch, 2 Reception Rooms, Kitchen, 3 First Floor Bedrooms and Bathroom. Externally, well tended gardens extend to the front and rear and parking is provided by a Single Garage and additional hard-standing parking bay. Enjoying a pleasant side road position, well placed for numerous local amenities and for access to the Town Centre and M62.

Ground Floor

Entrance Porch
A useful Entrance Porch opening with a uPVC door.

Living Room
14'3" x 14'1" (4.34m x 4.3m)
A spacious Reception Room featuring an electric fire set on a marble hearth with matching back and timber surround, a double radiator and a uPVC double glazed window.

Dining Room
10'8" x 6'8" (3.25m x 2.03m)
A separate second Reception Room fitted with a double radiator and a uPVC double glazed window.

Kitchen
10'8" x 7'1" (3.25m x 2.16m)
Fitted with a selection of modern medium Oak style base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated oven, 4 ring stainless steel hob and extractor hood above. Housing the central heating boiler and providing plumbing for an automatic washing machine. Fitted with spotlights recessed to the ceiling, a uPVC double glazed window and rear entrance door directly to the garden.

First Floor Landing
Providing access to the roofspace.

Bedroom 1
12'10" x 8'2" (3.9m x 2.5m)
Fitted with a double radiator and a uPVC double glazed window.

Bedroom 2
10'4" x 8'2" (3.15m x 2.5m)
Fitted with a double radiator and a uPVC double glazed window.

Bedroom 3
8'2" x 5'9" (2.5m x 1.75m)
Fitted with a double radiator and a uPVC double glazed window.

Bathroom
6'2" x 5'7" (1.88m x 1.7m)
Fitted with a modern white three piece suite comprising corner Shower cubicle, low flush WC, vanity sink unit, ceramic wall tiling, a tiled floor., spotlights recessed to the ceiling, a chrome heated towel rail and a uPVC double glazed window.

Outside
To the front of the property there is a well tended lawn garden with flowerbeds and pathway. A larger more established garden extends to the rear and includes a paved patio and seating area with upper level lawn. Parking is provided by a SINGLE GARAGE with additional DRIVE/PARKING BAY located to the side of the property.

Tenure & Council Tax Band
Leasehold, 999 year lease commencing 01/05/1973 with a Ground Rent of £14 PA
Council Tax Band - B

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause



For full EPC please contact the branch.



Measurements are approximate. Not to Scale. For illustrative purposes only.

Other important information which you will need to know about this property can be found at reedsrains.co.uk