Peter David Properties Ltd

Residential Sales and Lettings

2A Norwood Road

Birkby, Huddersfield, HD2 2UA

Offers in the region of £169,950

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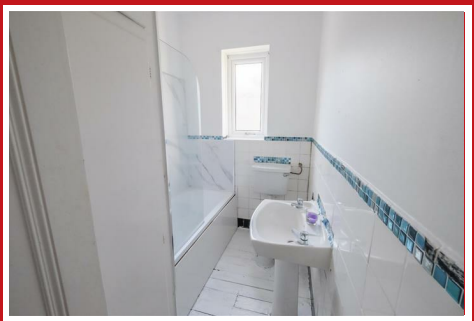


Entrance Vestibule
Enter the property through a PVCu door. Access to living room and kitchen/diner. Stairs rise to first floor accommodation.

Kitchen/diner
A spacious kitchen diner with wood effect matching wall and base units, laminate worksurfaces with a stainless steel sink, tiled splashbacks and laminate flooring. There is free standing gas oven, dishwasher and washing machine, there a further two standing spaces for appliances, one with plumbing. There is additionally ample space for a family dining table. A large PVCu window to the front aspect.

Living Room
A spacious light and airy family living area with a fireplace as the focal point. PVCu windows to the front and side aspect of the property.

Cellar
A large cellar area perfect for storage and benefitting from plumbing and electrics.

First Floor Landing
Carpeted stairs rise to first floor accommodation. A PVCu window to the front aspect.

Bedroom One
A large double bedroom with a PVCu window to the side aspect of the property.

Bedroom Three
A spacious single bedroom with a fireplace. A PVCu window to the front aspect

Bathroom
A partially tiled house bathroom with wooden flooring. Benefitting from a WC, wash basin, Shower/bath unit and a large storage cupboard. A privacy PVCu window to the side aspect.

Second Floor Landing
Carpeted stairs rise to the second floor accommodation.

Bedroom Two
This attic bedroom is very spacious. A PVCu window to the front aspect and a Velux.

Exterior
To the front of the property is a stone path leading to the front door and to the front and side of the property is a lawned area.

Mortgages
We recommend Chris Terry at Just Mortgages, 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.

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

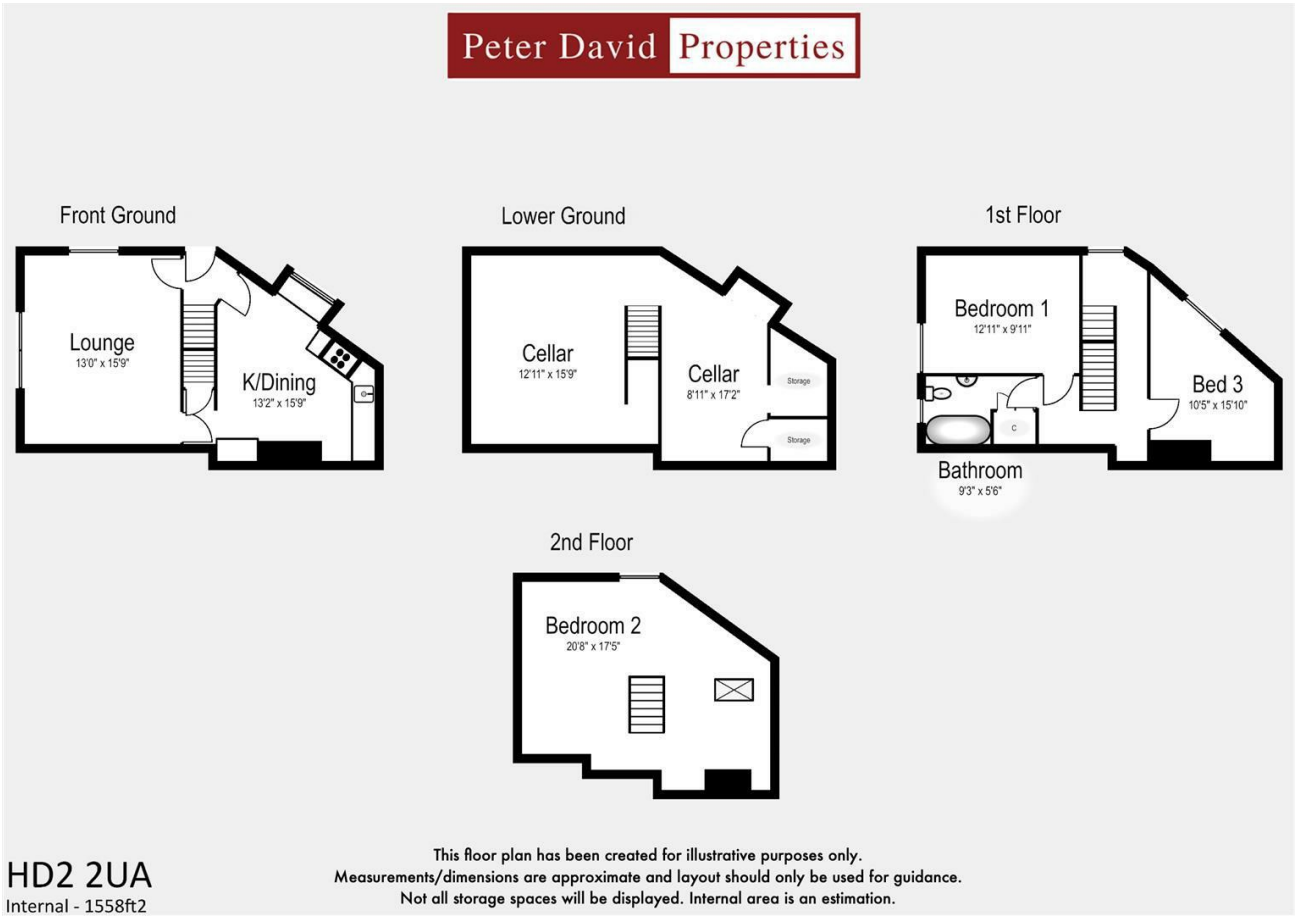
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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.

Road Map

Hybrid Map

Terrain Map

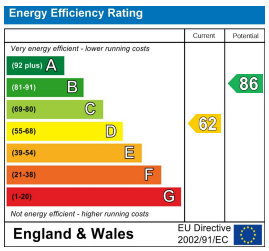
Floor Plan

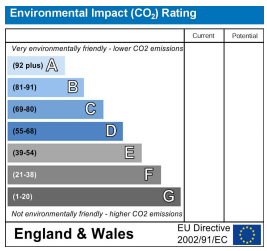


Viewing

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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