



250 Norwood Road

Birkby, Huddersfield, HD2 2YF

Offers in the region of £265,950



250 Norwood Road

Birkby, Huddersfield, HD2 2YF

Offers in the region of £265,950



Entrance Hallway

Enter the property via a PVCu door into the vestibule with laminate flooring. Carpeted stairs rise to the first floor and access to the open plan living/kitchen/dining area.

Open Plan Living/Dining/Kitchen

A spacious and bright living area with laminate flooring throughout the ground floor. PVCu window to front aspect. The dining area is to the rear of the property and has ample room for a family dining table. PVCu patio doors lead out to the rear garden. The kitchen area has matching wall and base units and black granite worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob, and an extractor. A stainless steel sink sits under a PVCu window overlooking the rear garden with a further PVCu window to side aspect providing plenty of natural light. Access to the ground floor WC. PVCu door leads out to the side.

Groundfloor WC

A useful partially tiled groundfloor WC with tiled flooring. Comprising of a WC and a wash basin. PVCu privacy window to side aspect.

Landing

A carpeted landing with a large storage cupboard. Access to all bedrooms and house bathroom

Bedroom One

To the front of the property is a spacious double bedroom with PVCu window to front aspect.

Bedroom Two

To the rear a second double bedroom with PVCu window overlooking the rear garden.

Bedroom Three

A single bedroom with PVCu window to front elevation.

Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin a bath with overhead shower and glass screen. A PVCu privacy window to front elevation.

Exterior

To the rear of the property is a private and enclosed garden with a lawn and a patio area. To the front is a lawn and gravelled area with a tarmac drive providing off road parking for three cars leading to a single detached garage.

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.

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



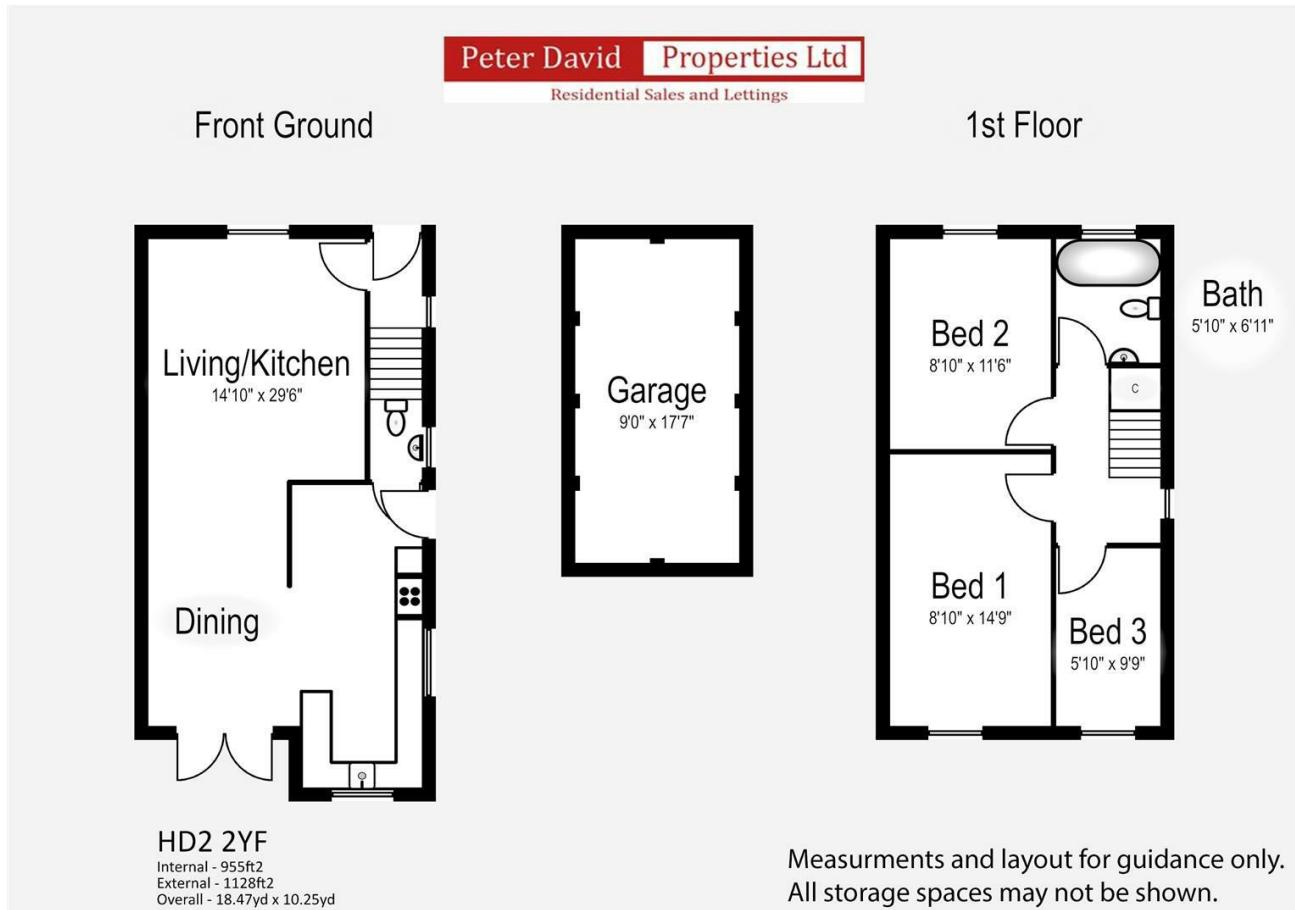
Hybrid Map



Terrain Map



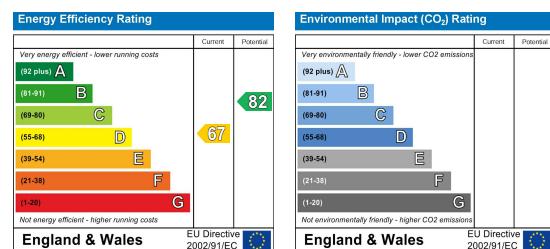
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HD7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk