

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 250 Norwood Road

Birkby, Huddersfield, HD2 2YF

Offers in the region of £265,950





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## 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.

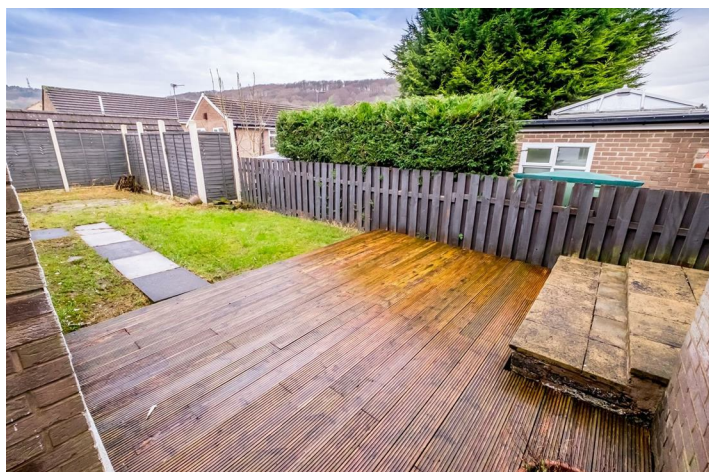
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.





Google Map data ©2026

## An aerial photograph of a residential area in Birkby. A red location pin is placed on a road. The text 'Birkby Hall Rd' and 'BIRKBY' are visible on the map. The bottom of the image shows a Google Maps logo and the text 'Google Maps / Copernicus, Maxar Technologies'.

## A map snippet from Google Maps showing the location of Huddersfield Royal Infirmary. A red location pin is placed on a road in Birkby. To the north is Netheroyd Hill, marked with a 200m contour line. To the west is Halifax Rd, and to the east is Halifax Old Rd. The text 'Huddersfield Royal Infirmary' is overlaid in red, and the Google logo is in the bottom left. Map data is dated 2026.

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### Front Ground

The front ground floor plan shows a rectangular layout. On the left is a large 'Living/Kitchen' area measuring 14'10" x 29'6". To its right is a 'Dining' area. A staircase is located between the Living/Kitchen and Dining areas, leading up. There is a small entrance area at the bottom right with a door and a small storage space.

#### HD2 2YF

Internal - 955ft<sup>2</sup>  
 External - 1128ft<sup>2</sup>  
 Overall - 18.47yd x 10.25yd

### 1st Floor

The garage floor plan is a simple rectangular room measuring 9'0" x 17'7". It has a single door on the right side.

The 1st floor plan shows three bedrooms: 'Bed 2' (8'10" x 11'6") at the top, 'Bed 1' (8'10" x 14'9") at the bottom left, and 'Bed 3' (5'10" x 9'9") at the bottom right. A bathroom is located at the top right, measuring 5'10" x 6'11". A staircase is located between Bed 2 and Bed 1, leading up. There is a small storage area labeled 'C' near the staircase.

Measurments and layout for guidance only.  
 All storage spaces may not be shown.

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

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Average: 67%		Potential: 82%

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current Average: 67%		Potential: 82%

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