Peter David Properties Ltd

Residential Sales and Lettings

105 Norwood Road

Birkby, Huddersfield, HD2 2YE

Offers in the region of £250,000

4 1 2 D

105 Norwood Road

Birkby, Huddersfield, HD2 2YE

Offers in the region of £250,000

Entrance Hallway
Enter this spacious property via a side entrance through a composite door with glass side panels. There is tiled flooring and access to the ground floor WC and living room.

Ground floor WC
A modern ground floor WC with tiled flooring featuring a WC and wash basin set in a vanity unit. Also benefiting from a mirror and chrome towel rail and there is a PVCu privacy window to the front aspect.

Living Room
A spacious living room featuring a marble fireplace with inset gas fire. A large PVCu bay window to the front and a further PVCu window to the side allows plenty of natural light. Double doors lead through to the dining room.

Dining Room
Accessed from the living room is this good sized dining room with a PVCu window to the rear aspect. The room provides access to the kitchen.

Kitchen
A galley kitchen with vinyl flooring featuring matching wall and base units, laminate work surfaces and tiled splash backs. There is a free standing gas oven with a gas hob, a stainless steel sink and drainer and a further two spaces for free standing appliances including plumbing for a washing machine. There is a PVCu door and PVCu window to the rear.

Landing
A landing providing access to all bedrooms and the house bathroom. A neutral carpet flows throughout.

Bedroom One
A spacious double bedroom with fitted wardrobes and a neutral carpet. There is a PVCu window to the front elevation.

Bedroom Two
A second double bedroom to the rear of the property with fitted wardrobes. There is a PVCu window to the rear elevation.

Bedroom Three
A third double bedroom with fitted wardrobes, shelves and drawers. There is also a large cupboard providing ample storage space and PVCu windows to both the front and side elevations.

Bedroom Four
A single bedroom with fitted wardrobes and a PVCu window to the rear aspect.

House Bathroom
A modern, partially tiled bathroom with a WC, wash basin with vanity unit and a bath with overhead electric shower and glass folding screen. Also benefiting from a modern chrome towel rail and a PVCu privacy window to the side elevation. There are tiles to the floor.

Exterior
To the rear of the property there is a large garden with a lawn and decorative patio area. To the front is a large lawn with herbaceous borders and a driveway, providing parking for three cars leading to a single garage.

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

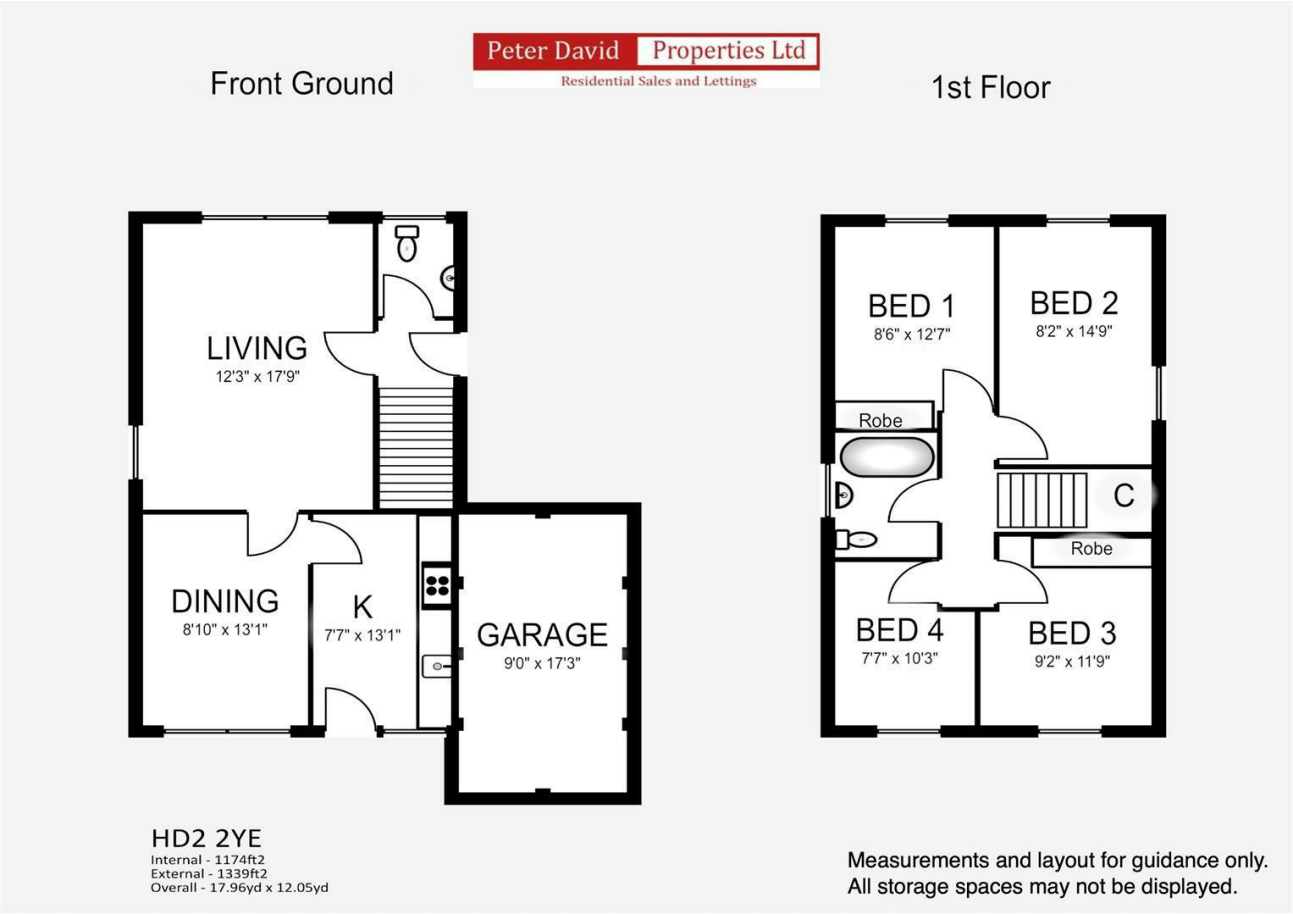
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

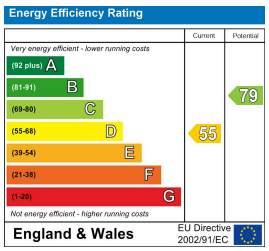
Floor Plan

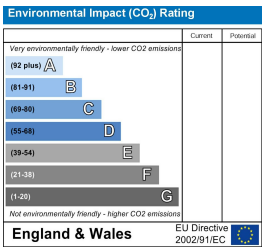


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 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