Peter David Properties Ltd

Residential Sales and Lettings

40 Norwood Road

Birkby, Huddersfield, HD2 2TZ

Offers in the region of £99,995

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Entrance vestibule
Enter the property through a PVCu door. Access to living room and stairs rise to first floor accommodation. Carpet flows up the stairs and throughout the first floor.

Living Room
A light and airy living room with laminate flooring. Benefiting from a feature wall mounted electric fire and large PVCu windows to front aspect.

Kitchen
A modern kitchen with white high gloss matching wall and base units, wood effect laminate work surfaces, laminate flooring and tiled splashbacks. Integrated appliances comprise of: a single electric oven, an electric hob, an extractor fan and a stainless steel sink and drainer. There is space for one free standing appliance. PVCu door to side aspect access to the cellar.

Cellar
A partially boarded cellar which has the potential to be kitchen diner. There is a small utility room which has plumbing for a washing machine, space for a dryer and freezer and houses the boiler. PVCu door to front aspect.

Landing
A spacious landing with a useful hanging space for clothes, useful storage cupboards and access to both bedrooms and house bathroom

Bedroom One
A spacious double bedroom with PVCu window to front elevation.

Bedroom Two
A second bedroom with PVCu window to front elevation.

House Bathroom
A partially tiled bathroom with laminate flooring, comprising of: WC, hand basin, bath with overhead shower and glass screen. Benefiting from a chrome towel rail and mirror.

Exterior
To the front of the property there is an enclosed garden with surrounding timber fence, a lawn and mature shrubs.

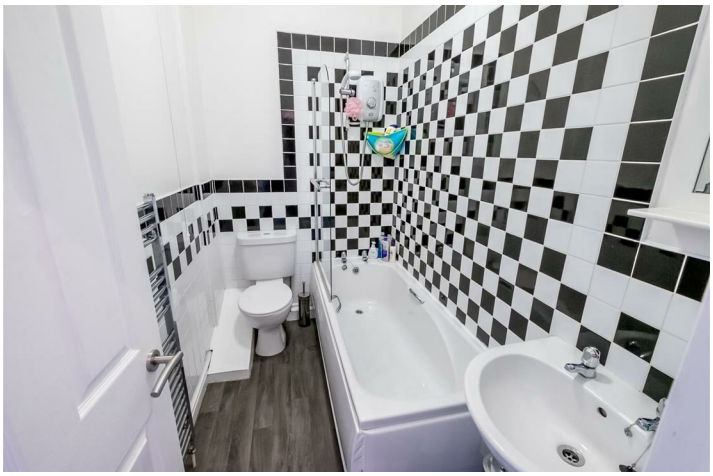
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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

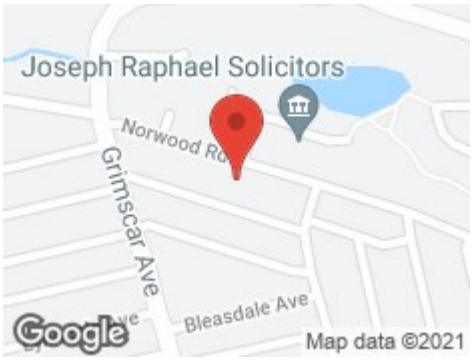
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



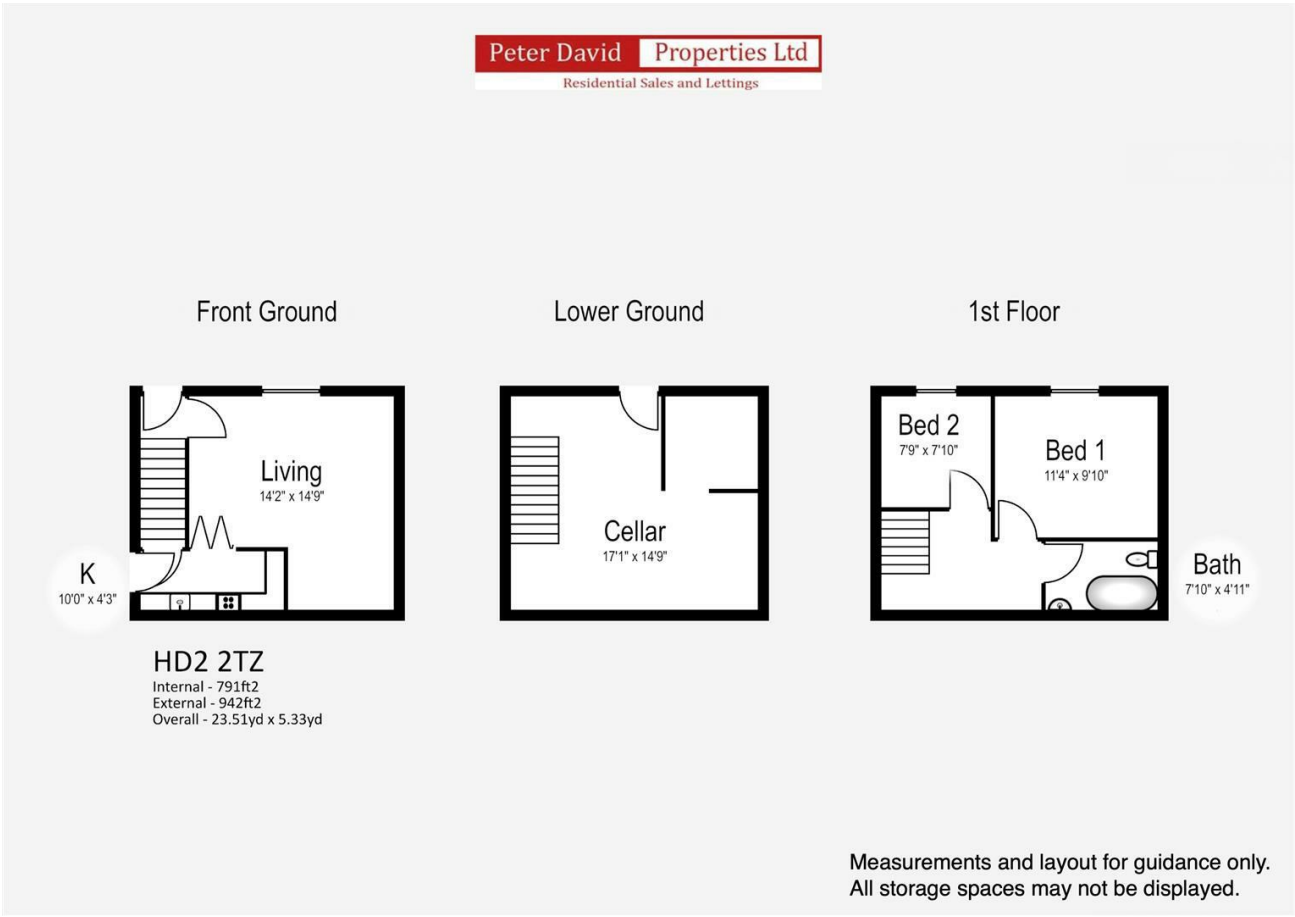
Road Map



Hybrid Map

Terrain Map

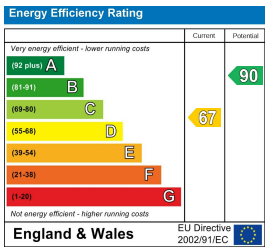
Floor Plan

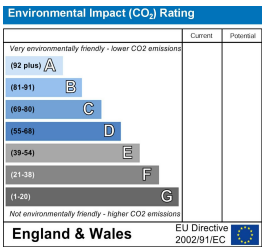


Viewing

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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