Peter David Properties Ltd

Residential Sales and Lettings

60 Norwood Road

Birkby, Hudddersfield, HD2 2TZ

Asking price £95,000

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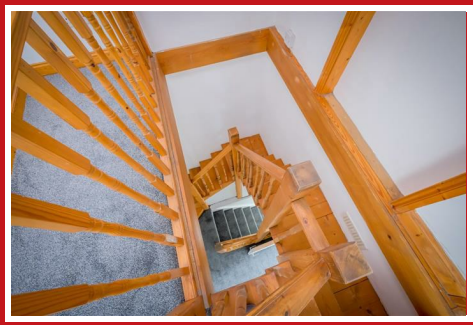


Entrance Vestibule
Enter the property through a PVCu door. Access to living room and stairs rise to first floor accommodation. Grey carpet flows up the stairs and throughout the first and second floor.

Living Room
A light and airy living room with grey carpets. Benefiting from a coal fireplace. PVCu windows to front aspect.

Kitchen
A modern kitchen with wood effect matching wall and base units, laminate flooring and tiled splashbacks. Integrated appliances comprise of: a single electric oven, a gas hob, an extractor fan and a stainless steel sink and drainer. Access down to the cellar.

Landing
Grey carpets throughout the first floor, with a wooden spiral staircase leading up to the second floor. Access to bedrooms and house bathroom.

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

Bedroom Two
A second single bedroom with a single wardrobe and grey carpets. PVCu window to front elevation.

House Bathroom
A partially tiled bathroom with laminate flooring, comprising of: WC, hand basin, bath with overhead shower. Benefiting from a radiator and a mirrored cabinet.

Attic Room
An attic room with a grey carpet and storage cupboards. PVCu Velux windows to front elevation.

Exterior
To the front is an enclosed concrete garden surrounded with a wooden fence.

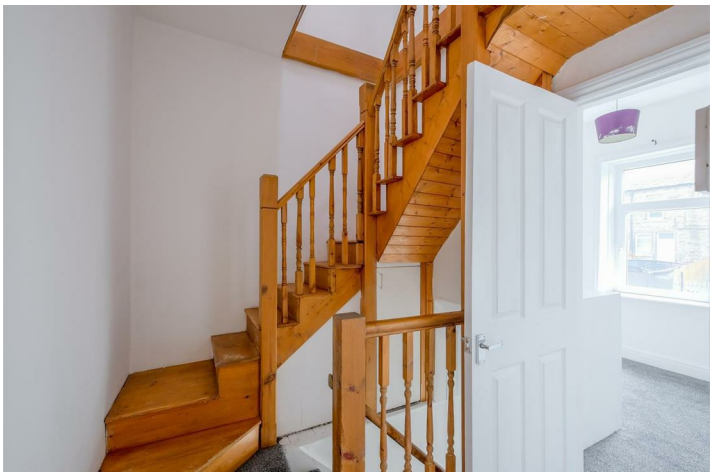
Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.

Rental

This property is sold with the tenant in situ. The current rental income in £730 per calendar month.



Road Map

Hybrid Map

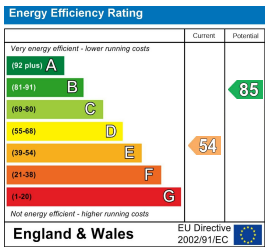
Terrain Map

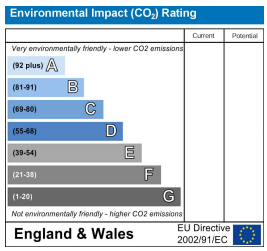
Floor Plan

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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