



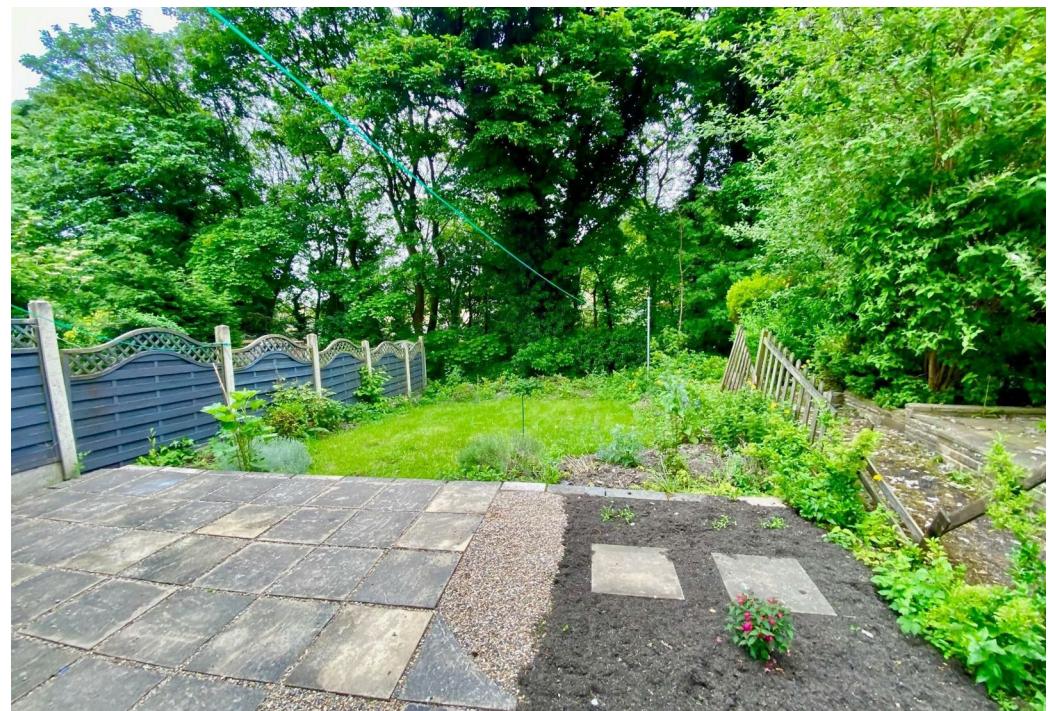
181 Norwood Road, Birkby, Huddersfield, HD2 2YF  
£150,000

**bramleys**



This 2 bedoomed, semi-detached property is situated in the popular residential area of Birkby approximately 1.5 miles from Huddersfield town centre. The property benefits from gas fired central heating, uPVC double glazing and solar panels making it an ideal purchase for the first time buyer or investor buyer alike. Benefitting from a peaceful wooded outlook to the rear, the property is further enhanced by a side driveway for 2 or 3 vehicles as well as being fitted with a modern kitchen and bathroom.

Energy Rating: C



## GROUND FLOOR:

Enter the property via a uPVC double glazed side entrance door into:-

### Entrance Vestibule

### Lounge

15'7" x 11'8" max (4.75m x 3.56m max)

A spacious living room fitted with a gas and pebble effect living flame fire set onto a marble effect hearth and backcloth with fire surround and mantle, a central heating radiator, a uPVC double glazed window, dado rail decor, ceiling coving and a built in under stair store cupboard.

### Breakfast Kitchen

11'7" x 7'5" (3.53m x 2.26m)

Comprising a range of matching floor and wall units with laminated working surfaces and part tiled walls. Integral appliances include a 4 ring gas hob with in-built oven and overhead extractor fan and light and an inset stainless steel sink unit with mixer taps and side drainer. There is also sunken low voltage lighting and central heating radiator.

### Utility Room

6'0" x 5'5" (1.83m x 1.65m)

Fitted with plumbing for an automatic washing machine, fully tiled floor, a uPVC double glazed window and rear access door.

## FIRST FLOOR:

### Landing

### Bedroom 1

11'9" x 8'4" (3.58m x 2.54m)

Situated to the front of the property and having a uPVC double glazed window and central heating radiator.

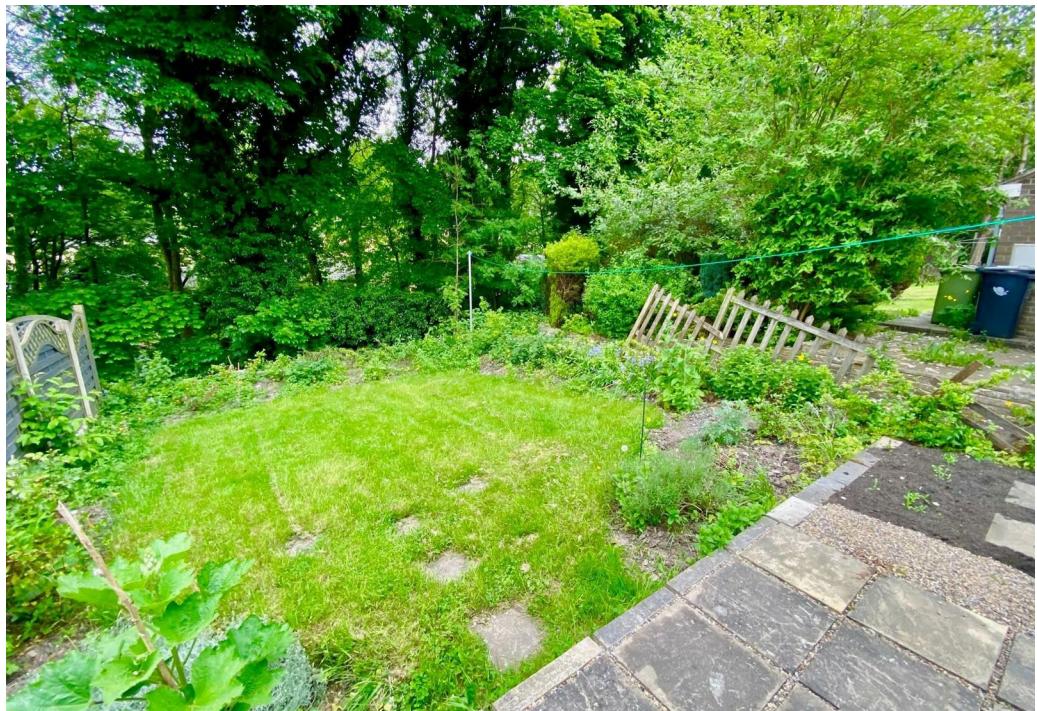
### Bedroom 2

11'8" x 11'2" (3.56m x 3.40m)

Peacefully situated to the rear of the property enjoying a wooded outlook via a uPVC double glazed window. There is also a central heating radiator and built-in bulkhead store cupboard.

### Bathroom

Furnished with a 3 piece white suite comprising low flush toilet, vanity wash basin with cupboards beneath and panelled bath with overhead shower and shower screen. There is also a central heating radiator and uPVC double glazed window.



## OUTSIDE:

To the front, there is a lawned garden with flowerbed borders, a tarmacadam side driveway providing off-road parking for 2 or 3 vehicles. To the rear, there is a flagged patio and a lawned garden with flowerbeds and overlooking woodland. The property also has the benefit of solar panels.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via St Johns Road and at the traffic lights proceed straight ahead into Wheathouse Road. Turn left into Norwood Road and the property can be identified by the Bramleys for sale board.

## TENURE:

Leasehold - Term: 999 years from 01/09/1983 / Rent: £15

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

Band A

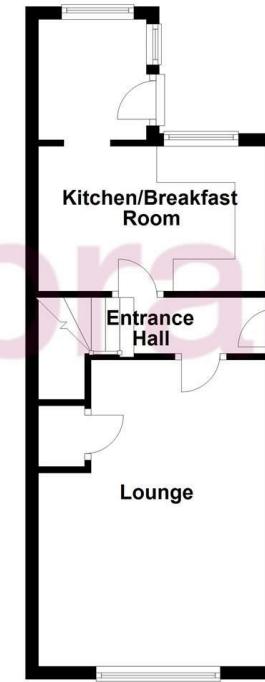
## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	