



Norwood Road, Huddersfield HD2 2TZ

welcome to

Norwood Road, Huddersfield

An immaculately presented home with a converted attic, off-road parking and an enclosed garden in highly sought-after Birkby, in a peaceful location close to schools, local amenities and the M62 networks. Offered chain-free and ideal as a first purchase or an investment.



Lounge

15' 1" max x 14' 2" max (4.60m max x 4.32m max)

Kitchen

Irregular Shaped Room 9' 1" x 6' 2" (2.77m x 1.88m)

Cellar

Bedroom One

11' max x 10' 8" (3.35m max x 3.25m)

Bedroom Two

7' 11" x 8' (2.41m x 2.44m)

Bathroom

Loft

5' 3" x 17' 5" (1.60m x 5.31m)

Agents Note

There is an easement on the title. Your conveyancer can take the necessary steps to advise

Agents Note: Land Reg

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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Norwood Road, Huddersfield

- Chain-free sale
- Attic conversion
- Off-road parking
- Well-presented throughout
- Enclosed and private garden space
- Close to the centre of Huddersfield
- Schools and local amenities close-by
- Ideal first purchase or investment

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£110,000

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Property Ref:
HDF119119 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk