



cornerstone
ESTATE AGENTS

Norwood Road
Huddersfield



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Huddersfield

£145,000

THIS TWO-BEDROOM SEMI-DETACHED PROPERTY BOASTS A PREDOMINANTLY SOUTH-FACING REAR ASPECT, OFFERING PICTURESQUE VIEWS OF THE ADJACENT WOODLAND.

The property briefly comprises a front porch, large living room with door to wc, recently fitted kitchen, two double bedrooms and bathroom.

Nestled in the sought-after residential area of Birkby, it is conveniently positioned approximately one mile from Huddersfield town centre and two miles from J.24 of the M62, making it ideal for commuters to West Yorkshire and East Lancashire.

Equipped with gas-fired central heating and uPVC double glazing, the property features gardens at both the front and rear, with the rear garden featuring a charming, decked terrace overlooking the woodland. Additionally, a double width driveway provides off-road parking amenities to the front of the property.



ADDITIONAL INFORMATION

Tenure: Leasehold -about 800 years left on the the lease- the deatials are to be confirmed. The annual ground rent is £15.

Council Tax: Band A

EPC: D

Parking: On Drive

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas, combi boiler

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

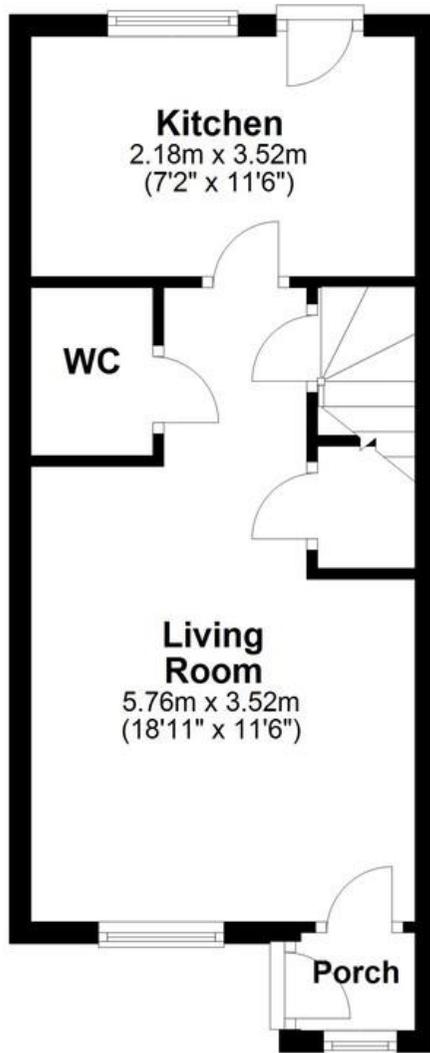
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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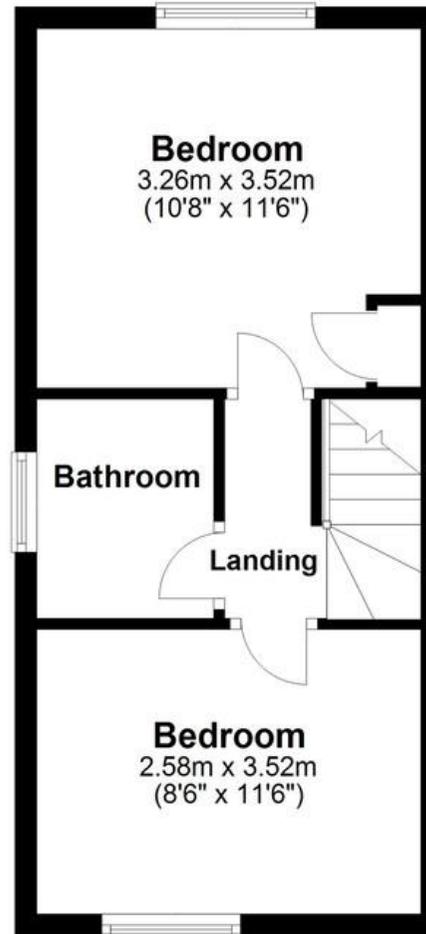
Ground Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		