



Norwood Road, Birkby Huddersfield HD2 2YD

welcome to

Norwood Road, Birkby Huddersfield

A two-bedroom terraced property with garage, offering excellent potential for improvement. Requiring modernisation throughout, this home presents an ideal opportunity for investors or first-time buyers to add value and create a property suited to their own tastes and needs.



Lounge

11' 10" x 11' 7" (3.61m x 3.53m)

Kitchen

11' 7" x 10' 4" (3.53m x 3.15m)

Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

Bedroom Two

8' 11" x 10' 4" (2.72m x 3.15m)

Bathroom

Agents Note

There are areas of this property which appear to contain mould due to a water leak and may not be suitable for internal viewing. Due to the interior condition we ask that any interested party with asthma or known respiratory illness do not enter the premise. Viewing times will be limited and we ask that you consider the use of a face mask when present in the property. Please speak with the branch regarding any concerns before viewing.

Agents Note: Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Heating

Please note there is currently no source of heating to the property, we ask that buyers make their own enquiries as to suitability and cost.



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welcome to

Norwood Road, Birkby Huddersfield

- Two-bedroom terraced property
- Detached garage providing off-road parking/storage
- In need of full modernisation throughout
- Excellent opportunity to add value and personalise
- Ideal for investors and first-time buyers alike

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 12.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119250 - 0003

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.



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