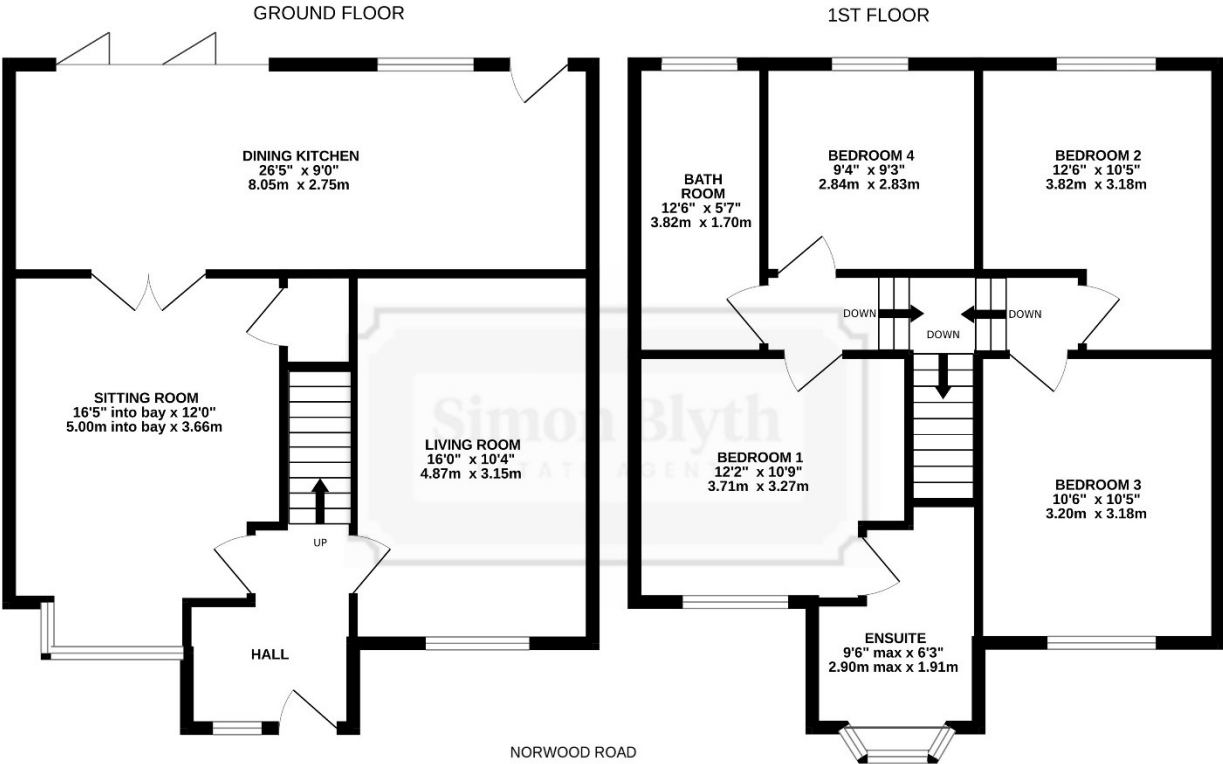




11 Norwood Road, Birkby, HD2 2PX



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A beautifully presented double fronted semi-detached house fitted to a high standard and providing generous well-planned accommodation with 2 reception rooms and a large 26ft dining kitchen across the rear together with 4 double bedrooms (master en-suite).

The property is perfect for modern family living and located close to local shops, the town centre and junction 24 of the M62.

There is a gas central heating system, uPVC double glazing and briefly comprising to the ground floor, entrance hall, living room, sitting room and dining kitchen. First floor landing leading to master bedroom with en-suite shower room, 3 further double bedrooms and bathroom. Externally there is parking across the front with an EV charging point and pleasant garden at the rear.

Price Offers Around £350,000

GROUND FLOOR

ENTRANCE HALL

With composite panelled and frosted double glazed door, frosted uPVC double glazed window, ceiling light point, central heating radiator with cover and staircase rising to the first floor. To either side there are oak and glazed doors opening into the living room and sitting room.



LIVING ROOM

Measurements- 16'0" x 10'4"

This is the first of two well-proportioned reception rooms and having a uPVC double glazed window, ceiling light point, inset LED downlighters, two wall light points, central heating radiator and as the main focal point of the room there is a marble fire surround together with Dimplex electric flame effect fire with rests on a marble hearth.





SITTING ROOM

Measurements – 16'5" into bay x 12'00"

This is situated adjacent to the living room and has a walk-in bay with uPVC double glazed windows to two elevations, there is a useful storage cupboard beneath the stairs, ceiling light point, inset LED downlighters, central heating radiator and a wall mounted flueless gas fire. To the rear of the sitting room there are twin oak and glazed doors giving access to the dining kitchen.



DINING KITCHEN

Measurements – 26'5" x 9'0"

As the dimensions indicate this is a particularly spacious room with spans the width of the property and has a composite and frosted double glazed door, uPVC double glazed window and three section aluminium bi-fold doors with integrated blinds which open onto the rear garden. There are numerous inset LED downlighters, vertically hung radiator, the dining section has a fitted carpet while the kitchen area has oak effect laminate flooring, there are a range of grey gloss handleless base and wall cupboards, drawer, pan drawers, contrasting overlying timber effect worktops with tiled splashbacks, cupboard housing a Potterton gas fired central heating boiler, inset one and half bowl single drainer stainless steel sink with extending mixer tap, Bosch five ring stainless steel gas hob with matching stainless steel extractor hood over and Bosch electric double oven, integrated Neff dishwasher, integrated Hoover washing machine and under counter space for tumble dryer.





FIRST FLOOR

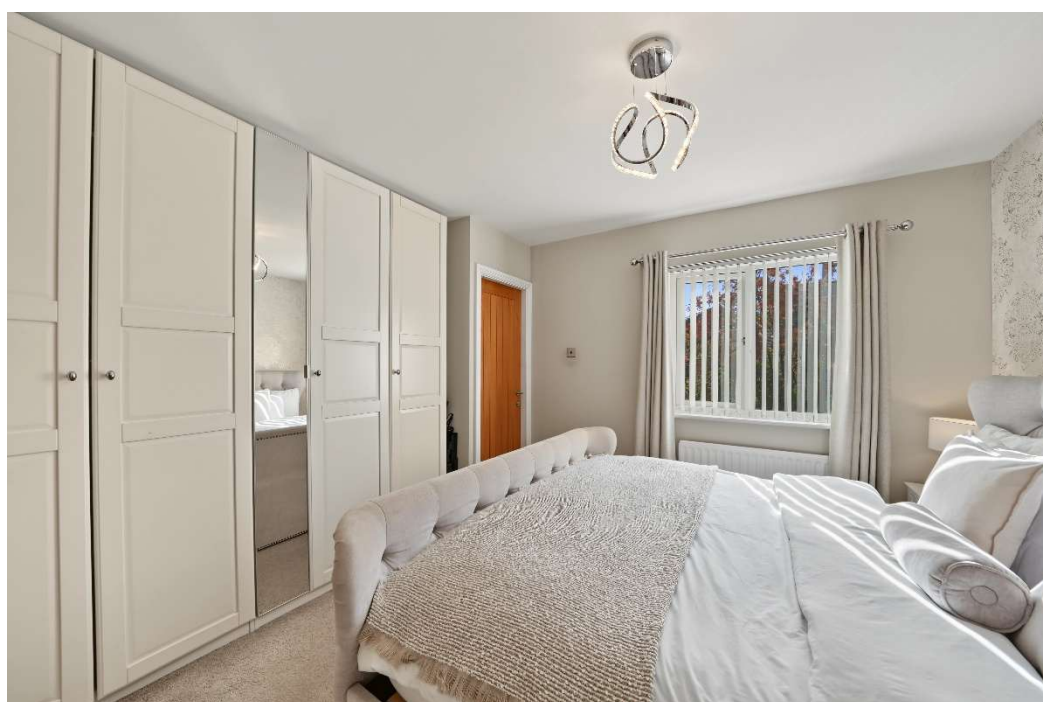
LANDING

Which provides access to four double bedrooms and bathroom.

BEDROOM ONE

Measurements- 12'2" x 10'9"

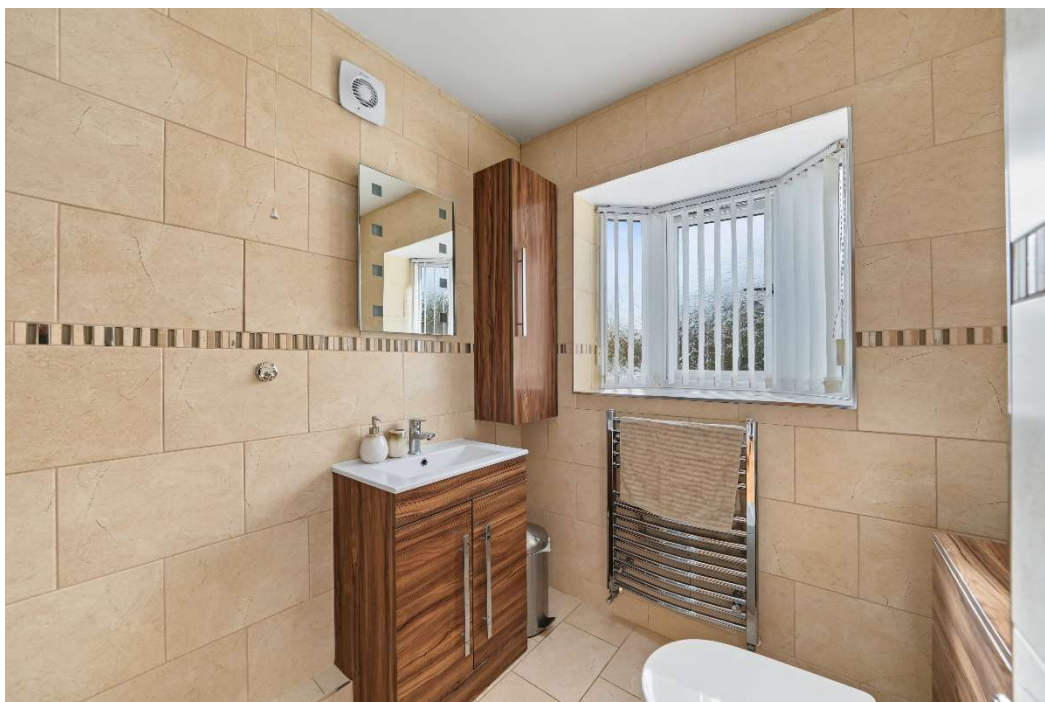
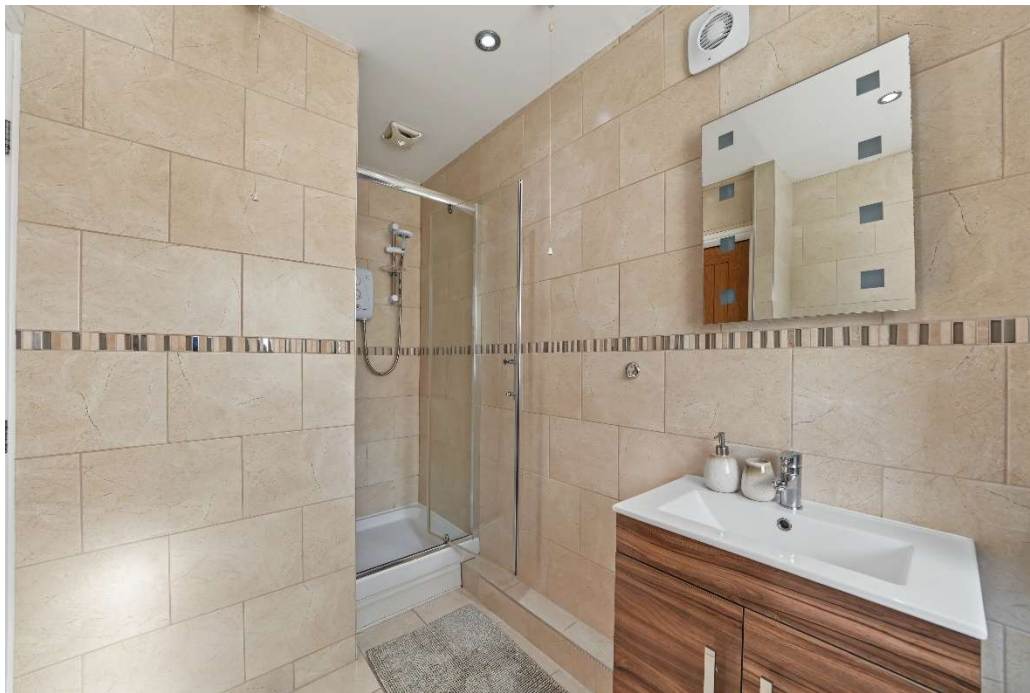
This has a uPVC double glazed window, ceiling light point, central heating radiator and to one side an oak door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 6'3" x 9'6" maximum

With a frosted uPVC double glazed splay bay window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and shower cubicle with glass door and Triton electric shower fitting.



BEDROOM TWO

Measurements- 12'6" x 10'5"

With a uPVC double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BEDROOM THREE

Measurements- 10'6" x 10'5"

With a uPVC double glazed window, ceiling light point, inset LED downlighters and central heating radiator.



BEDROOM FOUR

Measurements- 9'4" x 9'3"

With a uPVC double glazed window looking out over the rear garden together with ceiling light point and central heating radiator.



BATHROOM

Measurements- 12'6" x 5'7"

With a uPVC double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and a panelled bath with glazed shower screen and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

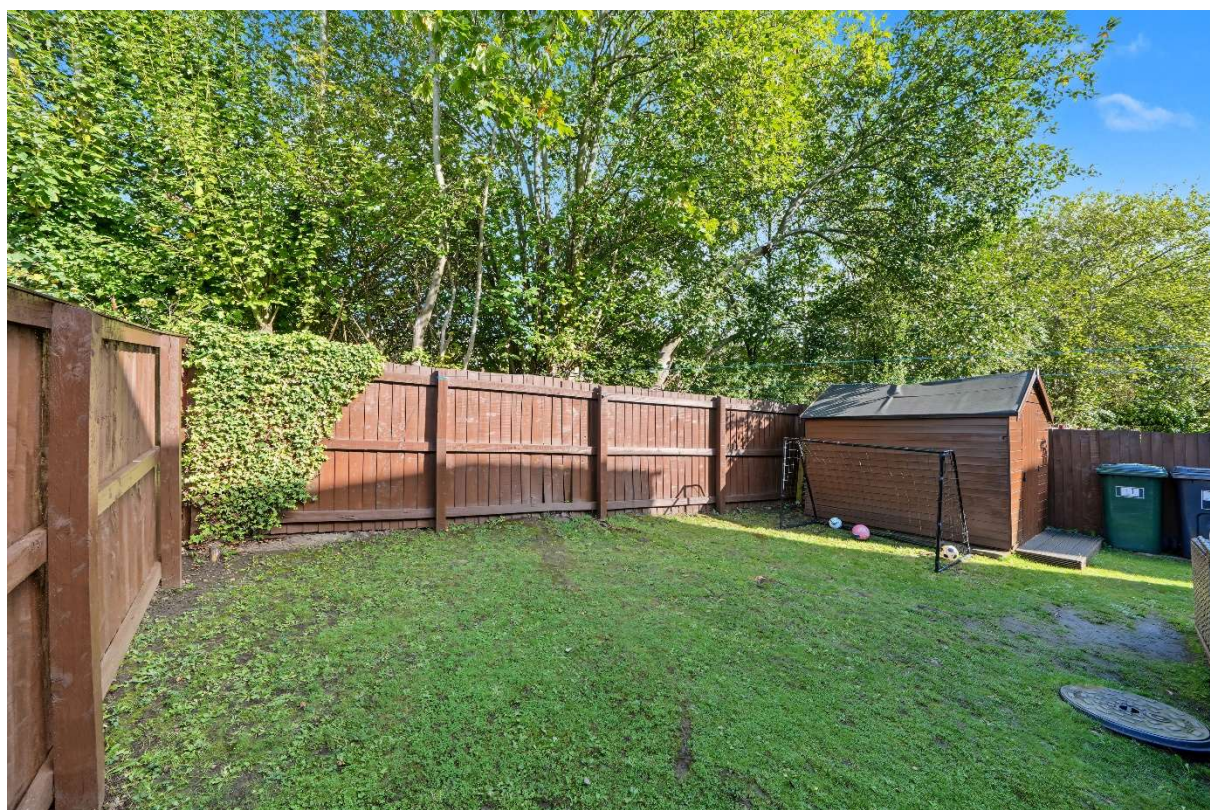
PARKING

To the front of the property there is a tarmac parking area with bloc paved border and this provides parking for two cars, there is also an EV charging point and external lighting.

GARDENS

To the front of the property there are planted borders, planted tree and hedge, to the right-hand side a flagged pathway leads to a timber hand gate opening onto the rear garden which has timber decking spanning the width of the house, outside cold-water tap, lawn, timber shed and bordered by timber fencing.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with Hive

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council Tax Band- C

Directions- Using satellite navigation enter the postcode HD2 2PX

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Monday to Friday - 8.45 to 17:30

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