



GetAnOffer

The Quick Sale Estate Agency Specialists



GetAnOffer are pleased to offer for sale this:

- Three Bedroom Detached House Situated On A Private Detached Plot
- Two reception Rooms
- Modern Fitted Kitchen with Utility Room
- Modern Bathroom
- Double Detached Garage and Plenty Of Parking
- Spacious Rear Garden
- Highly Accessible With Easy Motorway Access

**Nettleton Road  
Huddersfield, HD5 9SU**

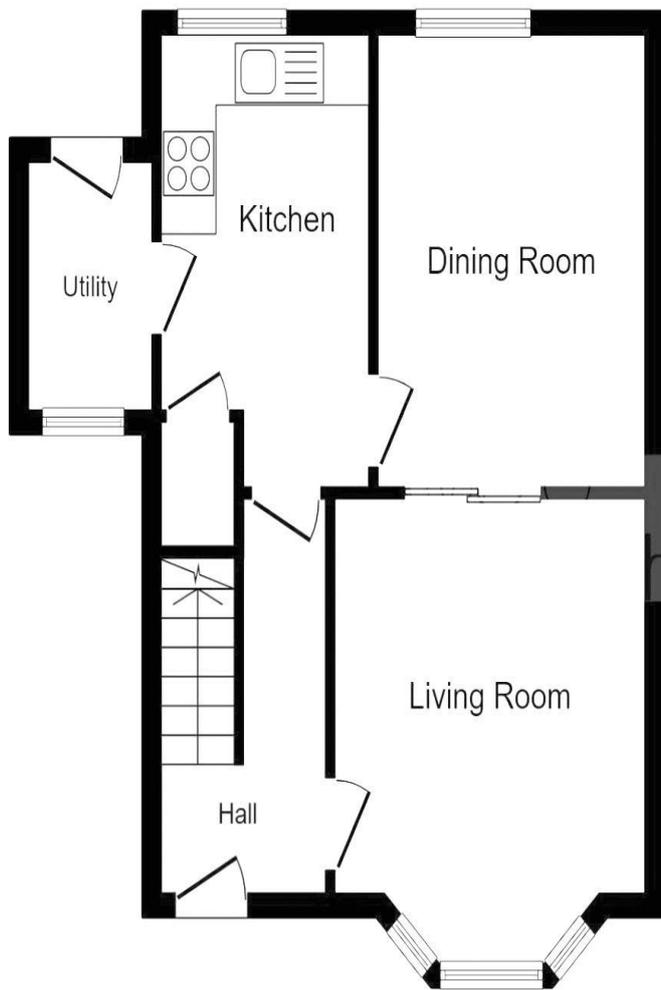
**Offers in Excess of  
£240,000**



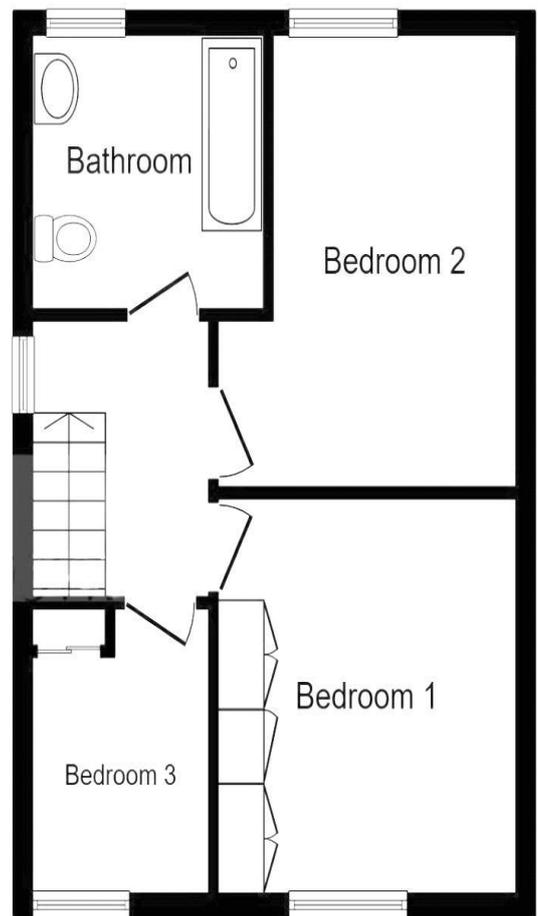
Viewings: Strictly by appointment via [GetAnOffer.co.uk](http://GetAnOffer.co.uk). For further information or to arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Thursday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

By making an enquiry on this property you acknowledge that this property is strictly offers in excess of the marketing price provided. The market appraisal of this property has indicated a value in excess of our marketing price. As a consequence, and similar to any other vendor, the vendor is aiming to achieve as much as possible in excess of this marketing price provided.



**Ground Floor**



**First Floor**

This plan is for illustration purpose only and may not be representative of the property.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

MONEY LAUNDERING REGULATIONS 2003  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

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