



Nettleton Road, Huddersfield, HD5 9TE

welcome to

Nettleton Road, Huddersfield

Available with no onward chain, a deceptively spacious, well-presented home with a garden in highly sought-after Dalton. Located conveniently for the M62 networks, local schools and amenities. Ideal as a first purchase or as an investment with scope for generous rental yields.



Lounge

13' 11" x 13' 11" into recess (4.24m x 4.24m into recess)

Kitchen

17' 7" x 6' 7" (5.36m x 2.01m)

Utility Room**Bedroom One**

9' 6" x 12' 10" (2.90m x 3.91m)

Bedroom Two

8' 2" doorway recess x 7' 9" (2.49m doorway recess x 2.36m)

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Bathroom**Rear Garden**

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- Well-presented throughout
- Offered chain-free
- Convenient location close to M62 networks
- Enclosed rear garden
- Local schools close-by

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118669 - 0002

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