

# THREE BEDROOMED APARTMENT TO LET



## Flat 6, Pennine House, 18 Barnsley Road, Scisset, HD8 9GJ

- 67.66 sq m
- Planned over 2 floors
- Open plan kitchen/lounge
- 2x En suites & 1 master bedroom
- Built in fridge freezer, washing machine, electric cooker & hob
- Close to local amenities





DESCRIPTION

This is a newly redecorated duplex apartment situated in the centre of Scissett.

The accommodation is split over 2 floors of Pennine House and comprises of an open plan lounge and kitchen with fitted fridge freezer, oven/hob and washing machine, a master bedroom with en suite, a second bedroom, a master bathroom on the first floor and a third bedroom with en suite is on the upper floor.

LOCATION

Pennine House is situated in the village of Scissett, just off Wakefield Road. Scissett is located approximately halfway between Wakefield and Barnsley in the borough of Kirklees, also just a short drive from Huddersfield. The property is close by to the local school and is within easy walking distance of the Tesco super-market and a variety of other local



SUMMARY

SIZE	67.66 sq m
RENT	£900 per calendar month
DEPOSIT	£1,038
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	C
EPC	D-62
FURTHER INFORMATION	No pets No smoking



## ACCOMODATION

### Lounge/Kitchen - 5.8m x 3.9m = 22.62 sq m

The open plan kitchen has vinyl marble effect flooring with a fully fitted fridge freezer, washing machine, electric cooker and hob. There is a brown marble effect work surface and light brown wooden cupboards. There are black splash back wall tiles behind the hob area.

The living room has a brown carpet throughout and magnolia painted walls. There are double doors leading to a Juliet balcony.



### Front bedroom - 3.4m x 4m = 13.6 sq m

#### En suite - 1.5m x 2.1m = 3.15 sq m

The walls are painted with magnolia and a dark grey carpet is fitted. A curtain pole and brown velvet curtains are provided for. There is a door leading to the ensuite which has a toilet, sink basin and walk in shower.



### Back bedroom - 3.0m x 2.6m = 7.8 sq m

The walls are painted with magnolia and a dark grey carpet is fitted. A curtain pole and brown velvet curtains are provided for.

### Master bathroom - 2.4m x 1.7m = 4.08 sq m

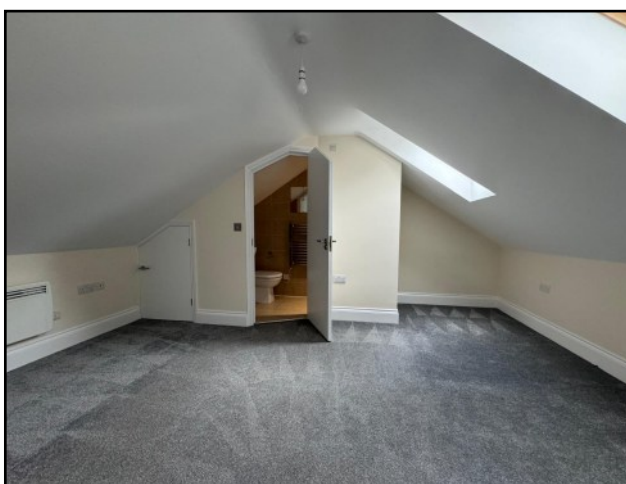
The bathroom has brown marble effect tiles on the walls and floor. There is a three piece suite with electric shower over and frosted window.



### First floor bedroom - 3.0m x 4.7m = 14.1 sq m

#### En suite - 1.1m x 2.1m = 2.31 sq m

The walls are painted in magnolia with a light grey carpet. There is ample of cupboard storage space as well 2x sky lights. The en suite bathroom includes a toilet, sink basin and walk in shower.



**Total area = 67.66 sq m**

## VIEWINGS & FURTHER INFORMATION



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## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were prepared June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

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