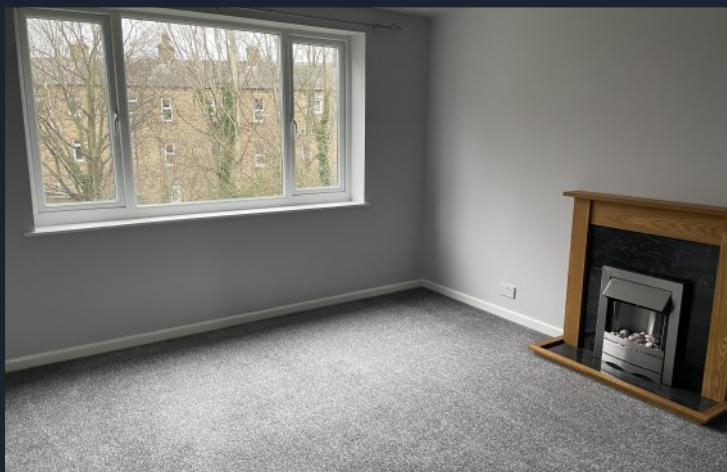


2 BEDROOM DUPLEX FLAT TO LET



26 Marshall Mill Court, Scissett, Huddersfield, HD8 9LS



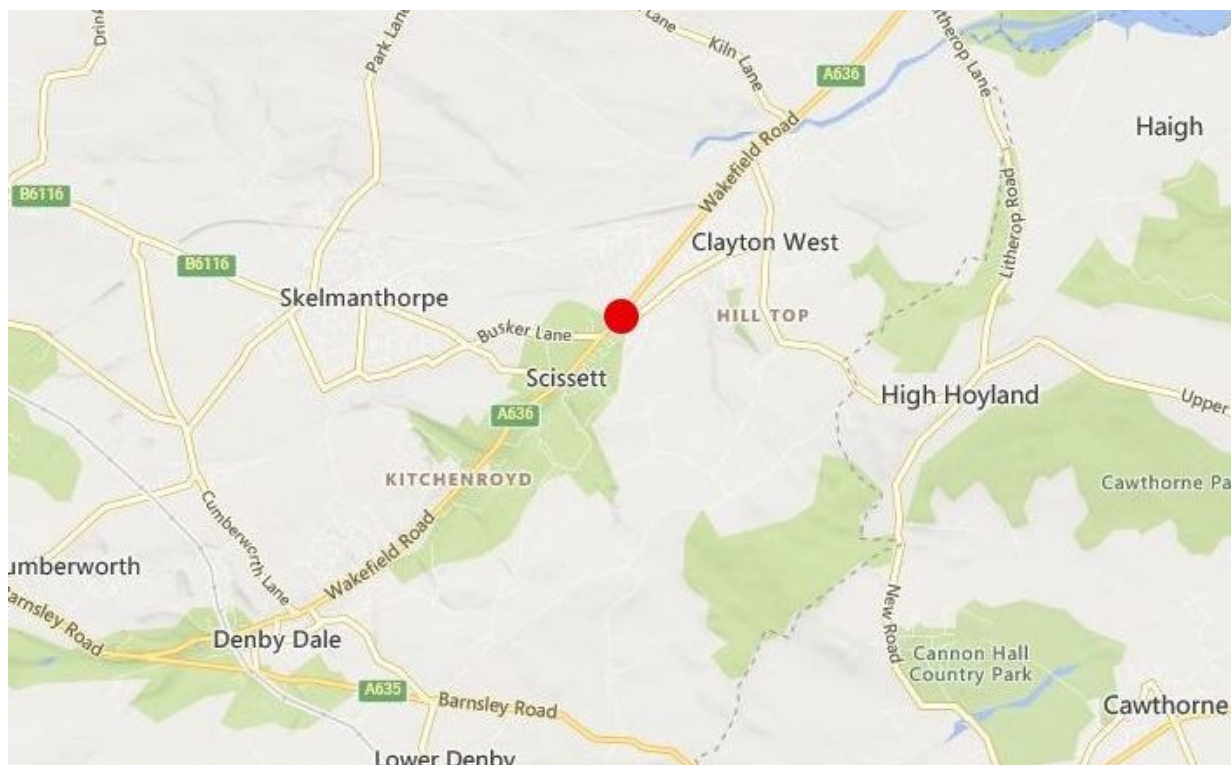
- First and second floor level
- Onsite car parking
- Close to all local amenities
- In a high speed broadband area
- Landscaped grounds

DESCRIPTION

This is a well appointed 2 bedroom flat which is available to occupy without delay. The property has been decorated with a magnolia paint finish, fitted grey pile carpets and vinyl flooring in the kitchen and bathroom. The accommodation is planned over 2 floors at first and second level within the building.

LOCATION

Marshall Mill Court is situated just off Wakefield Road in the village of Scissett, which is approximately halfway between, Wakefield and Barnsley. Huddersfield town is also within easy access. A variety of shops including Tesco Express are nearby, as are a number of schools.



SUMMARY

SIZE	63.7 sq m
RENT	£725 pcm
DEPOSIT	£836
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band A Kirklees
EPC	E Rating
FURTHER INFORMATION	No pets No smoking

ACCOMODATION

Lounge (3.651m x 4.263m) 15.5 sq m

The lounge is broadly rectangular with a large window, giving excellent natural light. Decoration is magnolia with grey pile carpets, panel heater and an electric feature fireplace provide ample heating.

Kitchen (3.645m x 4.715m) 17.2 sq m

The spacious kitchen comes fully fitted with light wood wall and base units and ample space for a dining table.

The decor is magnolia paint work with wood effect vinyl flooring and heating is by way of a panel heater. Tenants need to provide their own white goods but connections for a washing machine and electric cooker are available.

Front bedroom (3.648m x 2.817m) 10.3 sq m

Fully decorated with magnolia paintwork and grey pile carpets. Heating is via panel heaters.

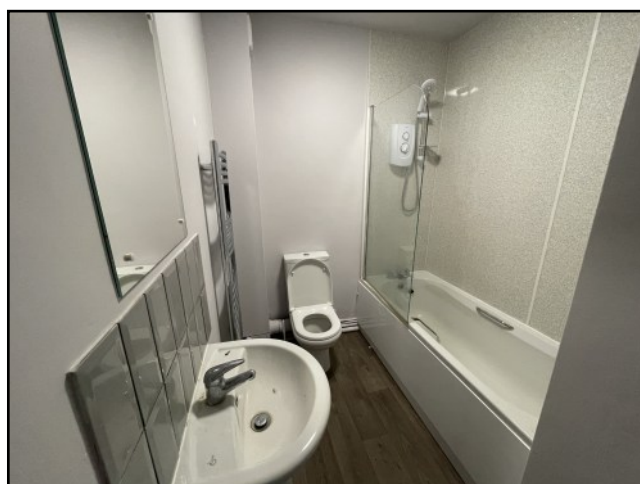
Rear bedroom (3.658m x 4.245m) 15.7 sq m

Fully decorated with magnolia paintwork and grey pile carpets. Heating is via a panel heater.

Bathroom (2.723m x 1.789m) 4.9 sq m

Fully decorated with magnolia paintwork and vinyl flooring. Over the bathtub is an electric shower with a glass shower screen. Hot water is via an immersion heater and water cylinder.

A heated towel rail provides additional heating.



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 January 2025 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.