

TWO BEDROOMED GROUND FLOOR APARTMENT TO LET



Apt.1, Pennine House, 18 Barnsley Road, Scisset, HD8 9GJ



- 53.87 sq m
- Ground floor apartment
- Open plan kitchen/lounge
- 1x En suite bathroom and master bathroom
- Built in fridge freezer, washing machine, electric cooker & hob
- Close to local amenities
- Private car parking space

DESCRIPTION

This is a well appointed first floor apartment situated in the centre of Scissett.

The accommodation comprises of an open plan lounge and kitchen with fitted fridge freezer, oven/hob and washing machine, a master bedroom with en suite, second bedroom and master bathroom, heated by electric Dimplex panel heaters. The property further benefits from a security alarm system.

LOCATION

Pennine House is situated in the village of Scissett, just off Wakefield Road. Scissett is located approximately half-way 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 supermarket and a variety of other local amenities, making this a very convenient location.



SUMMARY

SIZE	53.87 sq m
RENT	£795.00 per month
DEPOSIT	£917
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	B
EPC	D-62
FURTHER INFORMATION	No pets No smoking



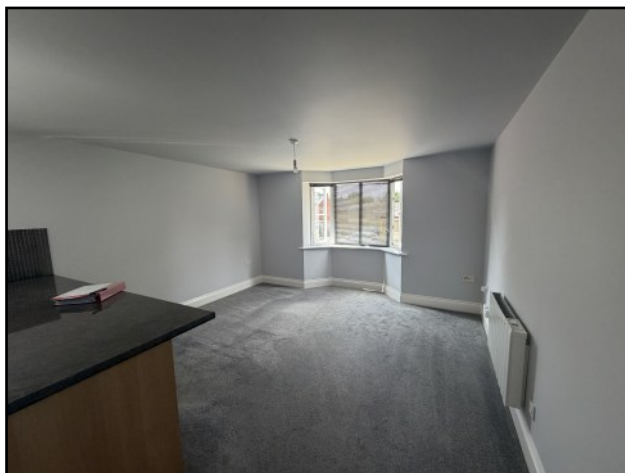
ACCOMODATION

Lounge/Kitchen - 5.85m x 4.07m

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 grey carpet throughout and light grey painted walls.



Back bedroom - 4.15m x 3.47m

En suite - 1.29m x 1.99m

The walls are painted with light grey 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, wash basin and walk in shower.



Front bedroom - 3.93 x 2.30

The walls are painted with light grey 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.



Total net internal area = 53.87 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 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.

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