

TWO BEDROOMED FLAT

TO LET

**Vickers**  
carnley



Flat 12, Dearne Court House, 155 Wakefield Road  
Scissett, Huddersfield, HD8 9HR

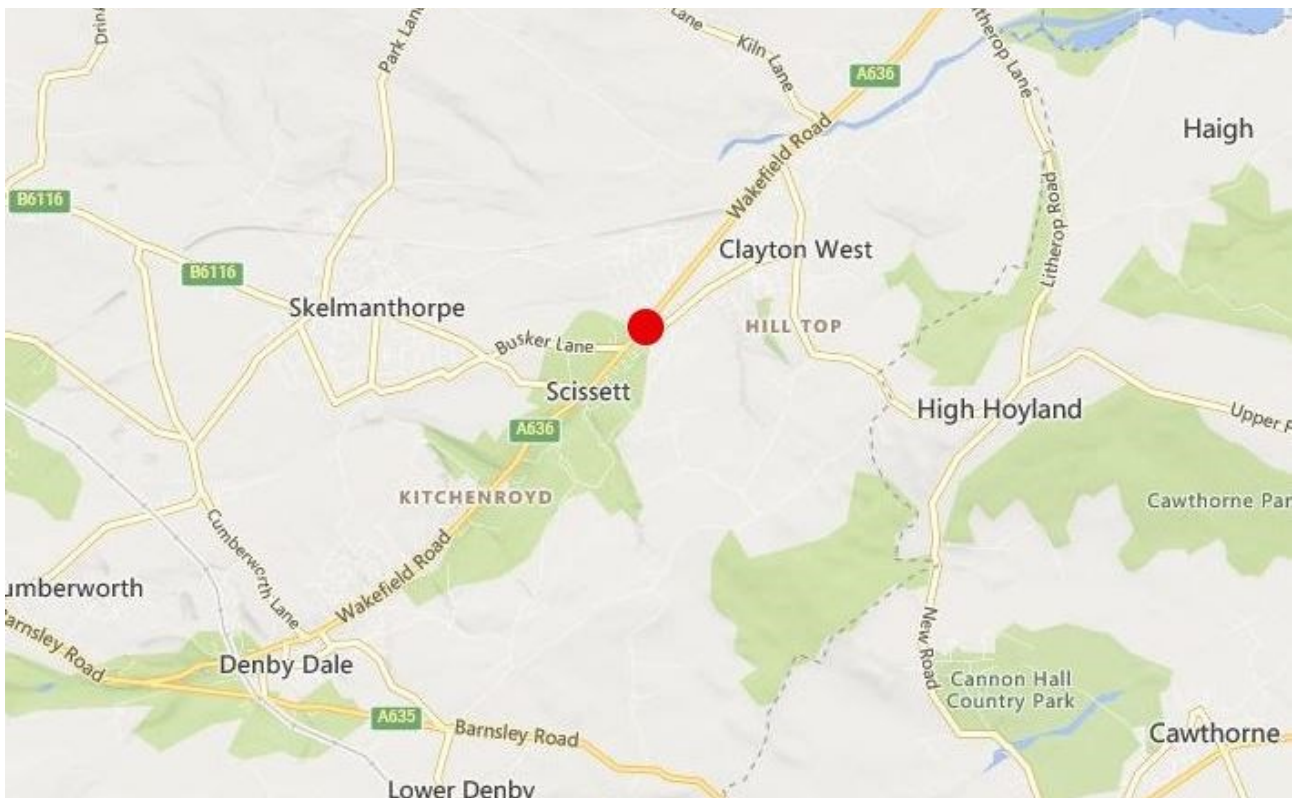
- 47.5 sq m
- Recently refurbished
- Electric panel heaters
- Car parking available
- Electric only - no gas

## DESCRIPTION

This is a recently refurbished two bedroom flat, situated within Dearne Court House. The premises benefit from having electric panel heaters and fitted floor coverings throughout. The tenant is to supply their own appliances however, connections are provided for an electric oven and washing machine. The property comprises of an open plan kitchen and lounge, two bedrooms and bathroom with 3 piece suite and a shower above.

## LOCATION

Dearne Court House is situated in the village of Scissett, fronting directly onto Wakefield Road with the entrance to the rear. Scissett is located approximately halfway between Wakefield and Barnsley in the borough of Kirklees, also just a short drive from Huddersfield. The property is opposite 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.



## RENTAL

£650 per calendar month.

## DEPOSIT

£750

## LEASE

The property is offered by way of a 6 month assured short hold tenancy agreement.

## ACCOMODATION

### Lounge (4.755m x 3.575m) 17.0 sq m

The lounge area is fully carpeted throughout with magnolia walls.

### Kitchen (5.019m x 1.718m) 8.6 sq m

The kitchen has magnolia painted walls with light grey cupboards and wood effect lino floor covering. There are ample electric points located within the kitchen.

### Bathroom (3.243m x 1.660m) 5.4 sq m

The bathroom has a grey mosaic patterned lino floor covering with a three piece suite with a shower situated above.

### Bedroom 1 (3.682m x 2.567m) 9.5 sq m

The bedroom walls are painted magnolia and has a fitted grey carpet.

### Bedroom 2 (3.205m x 2.196m) 7.0 sq m

The bedroom walls are painted magnolia and has a fitted grey carpet.



## COUNCIL TAX

Band A

## FURTHER INFORMATION

No pets

No smoking

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Jason Schofield or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

## 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 updated 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.