

# 2 BEDROOMED BUNGALOW TO LET



31 Chapel Hill, Clayton West, Huddersfield, HD8 9HA



- 56.7 sq m
- Ramped access to front door
- Recently refurbished
- Garage with an off road parking area
- Good sized front garden
- Close to local schools

## DESCRIPTION

This is a well appointed 2 bedroom bungalow which is available to occupy without delay. The property has recently refurbished with a magnolia paint finish, fitted brown pile carpets and vinyl flooring in the kitchen and bathroom. The accommodation is all ground floor level. The property also benefits from a good sized front garden and a garage with off road car parking to the front.

## LOCATION

Chapel Hill 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

<b>SIZE</b>	56.7 sq m
<b>RENT</b>	£800 per calendar month
<b>DEPOSIT</b>	£923
<b>LEASE</b>	The property is offered by way of a 6 month assured short hold tenancy agreement.
<b>COUNCIL TAX</b>	Band C Kirklees
<b>EPC</b>	E Rating
<b>FURTHER INFORMATION</b>	No pets No smoking



## ACCOMODATION

### Lounge (4.231m x 6.137m) 26 sq m

The lounge is broadly rectangular with large windows, giving excellent natural light. Decoration is magnolia with brown pile carpets. There is gas central heating and an electric feature fireplace which provide ample heating.

### Kitchen (2.212m x 1.736m) 3.8 sq m

The compact kitchen comes fully fitted with a brown tile splash back and brown wooden base units.

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

### Front bedroom (2.675m x 3.651m) 9.8 sq m

Fully decorated with magnolia paintwork and brown pile carpets. Heating is via a gas central heating system.

### Rear bedroom (3.284m x 3.907m) 12.8 sq m

Fully decorated with magnolia paintwork and brown pile carpets. There is a black chandelier light fitting in place and ample of natural light. Heating is via a gas central heating system.

### Bathroom (2.111m x 2.056m) 4.3 sq m

Fully decorated with magnolia paintwork and vinyl flooring. Over the bathtub is a shower with a glass shower screen.



## VIEWINGS & FURTHER INFORMATION



Emily Rogerson

01924 291500

[emily.rogerson@vickerscarnley.co.uk](mailto:emily.rogerson@vickerscarnley.co.uk)

### 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.