

THREE BEDROOMED APARTMENT TO LET



Flat 5, Pennine House, 18 Barnsley Road, Scisset, HD8 9GJ



- 74.82 sq m
- Planned over 2 floors
- Open plan kitchen/lounge
- 2x En suites & 1 master bathroom
- Built in fridge freezer, washing machine, electric oven & hob
- Close to local amenities and schools

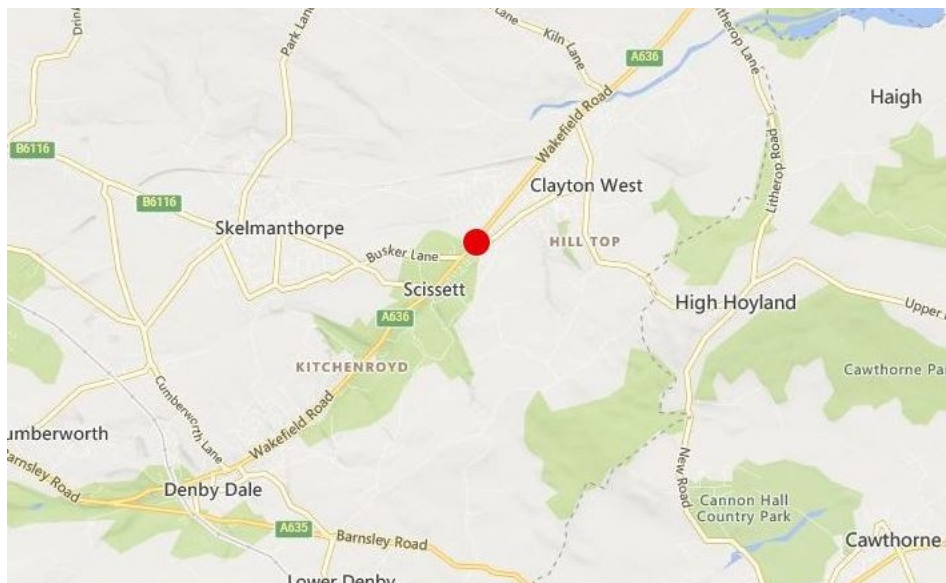
DESCRIPTION

This is a newly redecorated duplex apartment with accommodation over 2 floors which is situated in the centre of Scissett.

The accommodation is planned over 2 levels of Pennine House at first and second floors and comprises of an open plan lounge and kitchen with a Juliette balcony, fitted fridge freezer, oven/hob and washing machine. A master bedroom with en-suite, a second bedroom, a master bathroom on the first level with a third bedroom and en-suite and velux windows on the upper floor. 2 allocated car parking spaces are provided in the car park and additional visitor spaces are available.

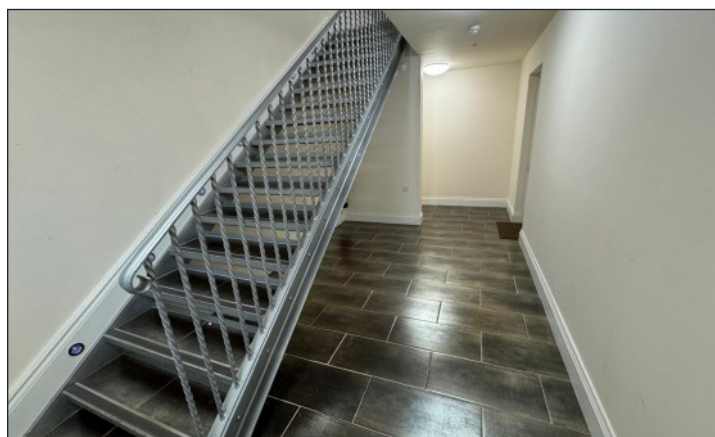
LOCATION

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 supermarket and a variety of other local amenities, making this a very convenient location.



SUMMARY

SIZE	74.82 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	Band C
EPC	D-62
FURTHER INFORMATION	No pets No smoking



ACCOMODATION

Lounge/Kitchen - 5.8m x 4m

The open plan kitchen has vinyl tile 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 light carpet throughout and light grey painted walls. A Juliette balcony overlooks the front of the property.

Front bedroom - 3m x 2.3m

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



Back bedroom - 4m x 3.4m

En suite - 2m x 1.3m

The walls are painted with light grey and a grey carpet is fitted. A curtain pole and brown velvet curtains are provided for. The en-suite is painted light grey with a tiled shower, wc and basin.



Master bathroom - 2.3m x 1.6m

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 - 3.1m x 4.6m

Including en suite

The walls are painted in light grey with a grey carpet. There is additional built in storage space as well 2 velux windows. The en suite bathroom includes a toilet, basin and walk in shower.

Total area = 74.82 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.