

3 BEDROOMED BUNGALOW TO LET



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



- 74.19 sq m
- Newly refurbished
- Fully fitted kitchen
- Garage
- Car parking available
- Bath and walk in shower
- Nearby local schools

DESCRIPTION

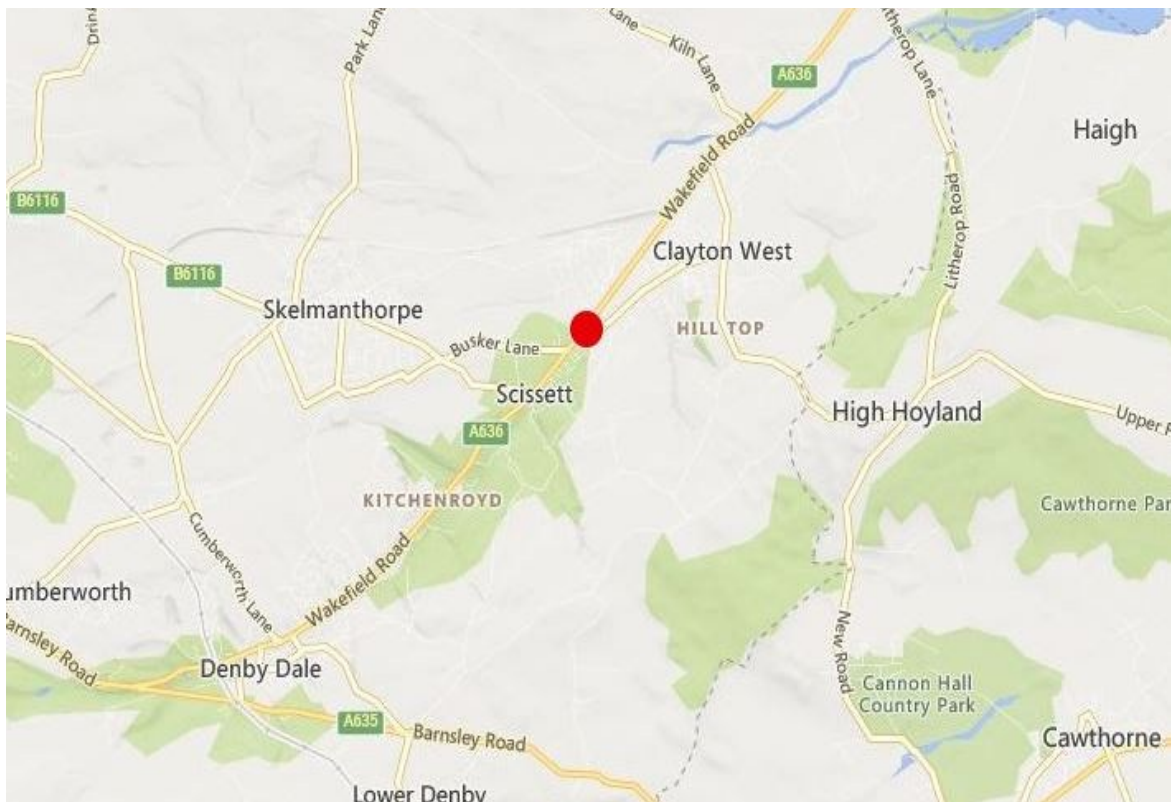
This is a very well presented 3 bedroom bungalow which has just undergone a major refurbishment. The property has been fully decorated throughout and benefits from a new fitted kitchen with oven, hob, and a dishwasher. A fully fitted bathroom suite including a separate bath and spacious walk in shower.

The kitchen opens up into a light and airy lounge space with 3 good sized double bedrooms off a central hallway.

The property also benefits from a garage with additional space to park directly in 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.



ACCOMMODATION

Kitchen/Lounge - 3.92m x 8.14m = 31.90 sq m

Bedroom 1 - 3.80 x 3.27m = 12.42 sq m

Bedroom 2 - 4.10m x 2.59m = 10.61 sq m

Bedroom 3 - 2.98 x 4.10 = 12.21 sq m

Bathroom - 2.44m x 2.89m = 7.05 sq m

Total net internal area = 74.19 sq m

SUMMARY

SIZE	74.19 sq m
RENT	£1,000 per calendar month
DEPOSIT	£1,153
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band C Kirklees
EPC	Awaiting assessment.
FURTHER INFORMATION	No pets No smoking



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 August 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.