

TWO BEDROOMED FLAT TO LET



Flat 1, Dearne Court House, 155 Wakefield Road
Scissett, Huddersfield, HD8 9HR



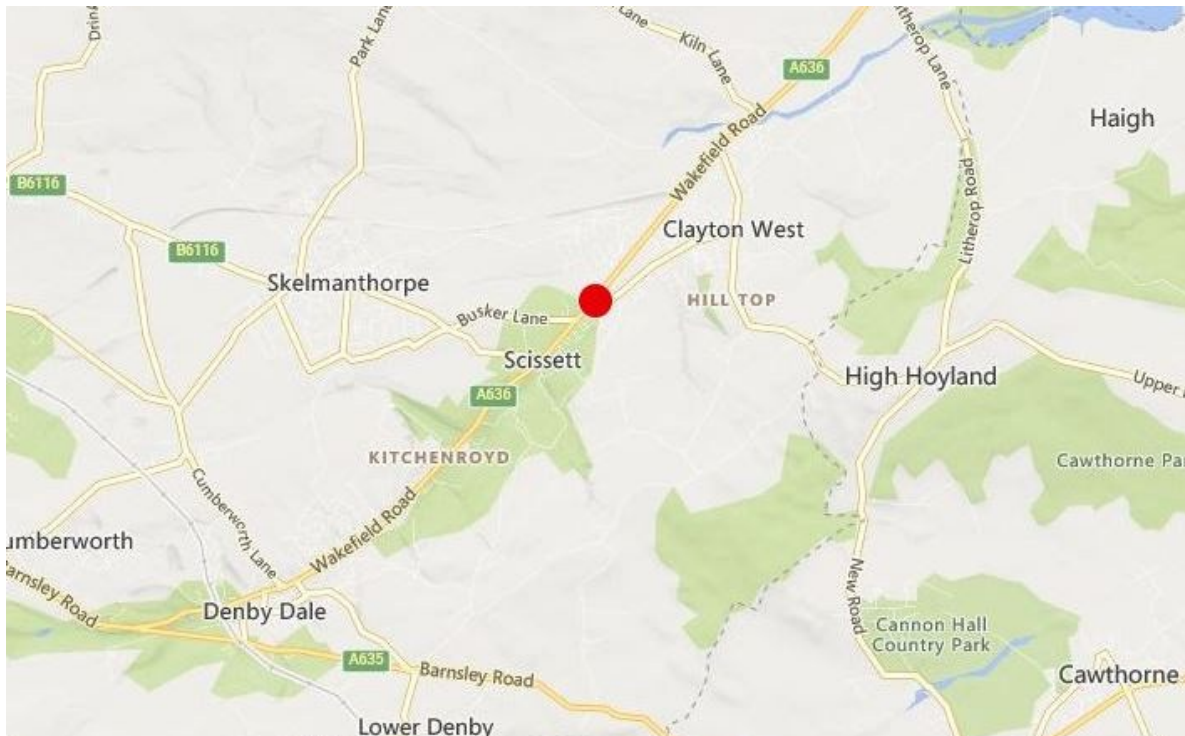
- 45.09 sq m
- Ground floor access
- Fully refurbished
- Electric heating
- Newly carpeted
- On site car parking

DESCRIPTION

This is a fully refurbished two bedroom ground floor flat, situated within Dearne Court House in the heart of Scissett. The flat has been fully decorated in white with grey carpets and vinyl flooring in the kitchen and bathroom. A new fitted kitchen and bathroom has been installed. All connections are provided for an electric oven and washing machine ready to accept tenants own appliances. The property comprises of an open plan kitchen and lounge, two double bedrooms and bathroom with 3 piece bathroom suite and a shower above.

LOCATION

Dearne Court House is situated in the village of Scissett, fronting directly onto Wakefield Road with the main entrance to the rear accessed from Marshall Mill Court. 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 from the Tesco supermarket and a variety of other local amenities, making this a very convenient location.



RENTAL

£700 per calendar month.

DEPOSIT

£807.00

LEASE

The property is offered by way of a new Assured Periodic Tenancy Agreement.

ACCOMODATION

Lounge - 3.51m x 4.05m = 14.21 sq m

Kitchen - 1.64m x 4.03m = 6.60 sq m

Bathroom - 1.64m x 2.10m = 3.44 sq m

Bedroom 1 - 3.57m x 2.48m = 8.85 sq m

Bedroom 2 - 4.76m x 2.52m = 11.99 sq m

Total area = 45.09 sq m



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 D. 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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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 created May 2026 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.