ONE BEDROOMED HOUSE

TO LET

Vickers carnley



27 COMMERCIAL ROAD, SKELMANTHORPE. HD8 9DA



- Good front garden area
- Open plan living space
- Exposed beams
- Close to local amenities
- Ready for immediate occupation

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DESCRIPTION

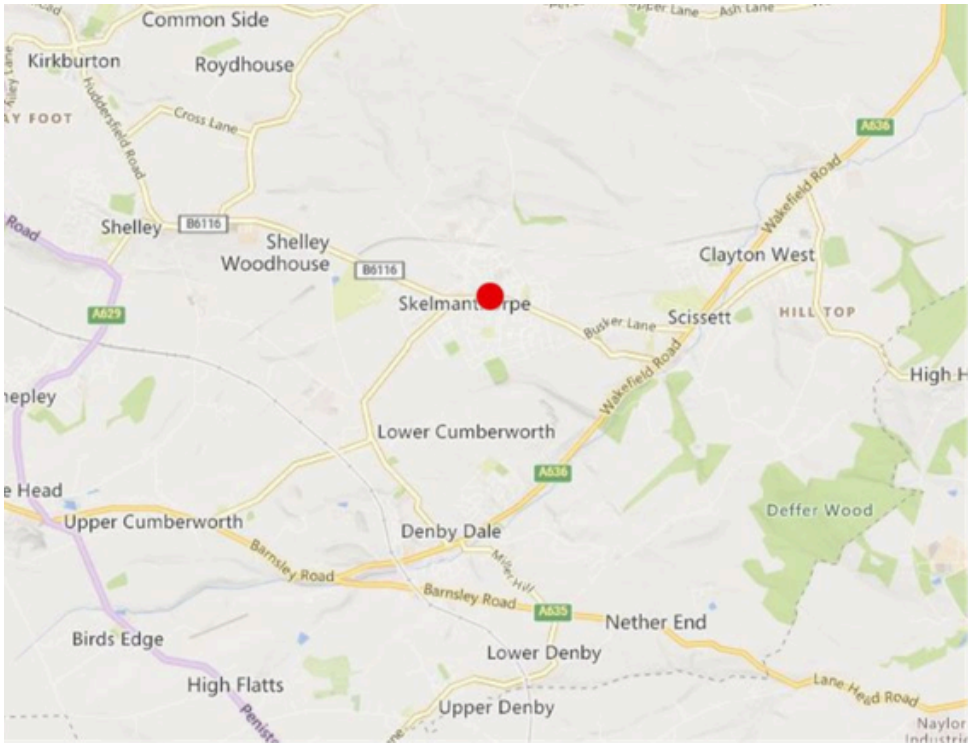
This is a one bedroomed house situated in Skelmanthorpe. The entrance hallway leads to the bedroom and bathroom which are situated on the ground floor with stairs leading to the first floor open plan kitchen and living area space. The property offers comfort and character having exposed beams running throughout and ample of natural light.

To the front of the property, there is a good sized garden.

Thr house has just been fully redecorated in white with all new flooring, including biscuit pile carpets victorian tile effect vinyl in the bathroom. The compact kitchen benefits from a new 4 ring electric hob, new fridge, single electric oven space for a microwave. The house is fully centrally heated.

LOCATION

The property occupies a very central location in the heart of this always popular Kirklees village which in recent times has become a central hub providing good local shopping and services.



ACCOMODATION

Lounge/Kitchen - 4.615 x 4.197 = 19.3
Bedroom - 3.380 x 3.527 = 11.8
Bathroom - 2.230 x 1.691 = 3.7





SUMMARY

SIZE	34.8 sq m
RENT	£650.00 per calender month
DEPOSIT	£750.00
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band A Kirklees
EPC	E-43
FURTHER INFORMATION	No smoking. Pets not suitable.

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 created November 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.