

2 BEDROOM GROUND FLOOR FLAT TO LET



9 Marshall Mill Court, Scissett, Huddersfield, HD8 9LS



- Ground floor
- Onsite car parking
- Close to all local amenities
- In a high speed broadband area
- Landscaped grounds

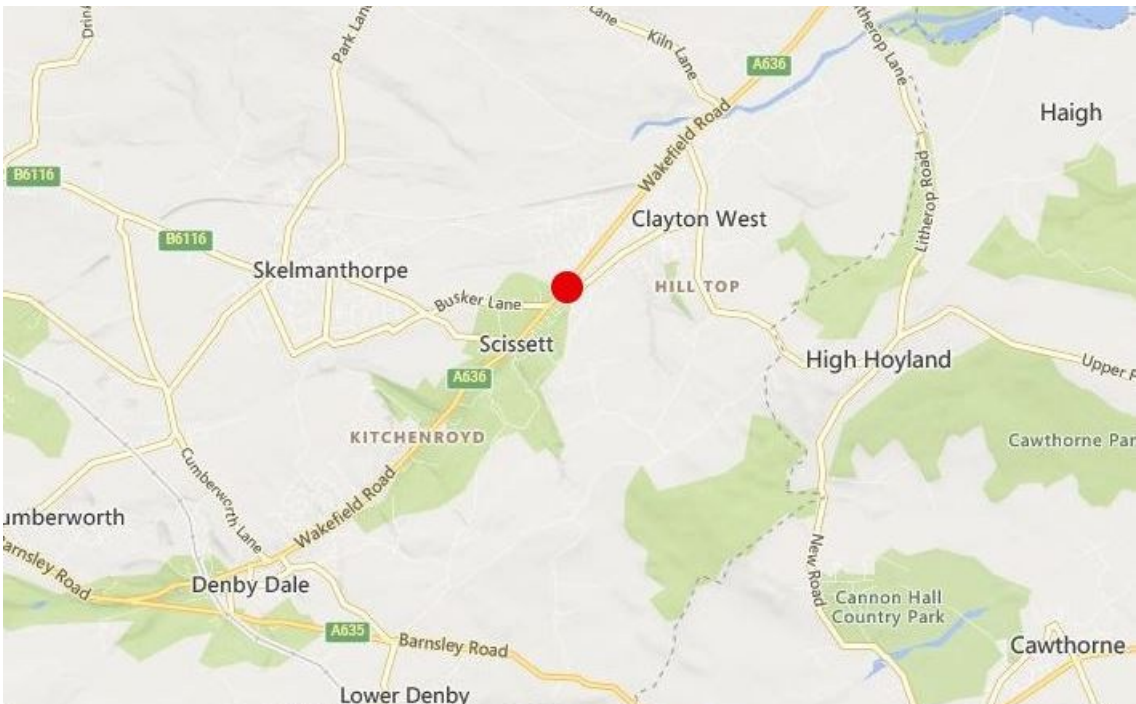
DESCRIPTION

This is a well appointed 2 bedroom flat which is available to occupy without delay. The property has been decorated with a white paint finish, fitted grey pile carpets and vinyl flooring in the kitchen, bathroom and hallway. The accommodation is planned on the ground floor level within the building.

The property further benefits from a newly fitted kitchen with spaces for tenants appliances.

LOCATION

Marshall Mill Court 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

SIZE	93.52 sq m
RENT	£725 pcm
DEPOSIT	£836
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band A Kirklees
EPC	E Rating
FURTHER INFORMATION	No pets No smoking

ACCOMODATION

Kitchen (3.20m x 3.64m) = 11.69 sq m

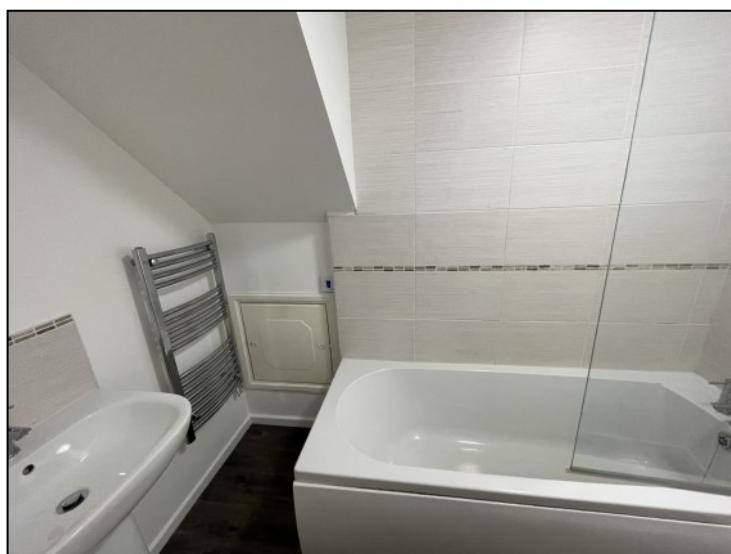
Lounge (3.98m x 3.64m) = 14.51 sq m

Bathroom (1.34m x 2.40m) = 3.22 sq m

Bedroom 1 (4.74m x 2.40m) = 11.39 sq m

Bedroom 2 (2.36m x 3.94m) = 9.32 sq m

Total net internal area = 93.52 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 October 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.

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Crown Court, Wakefield, WF1 2SS