



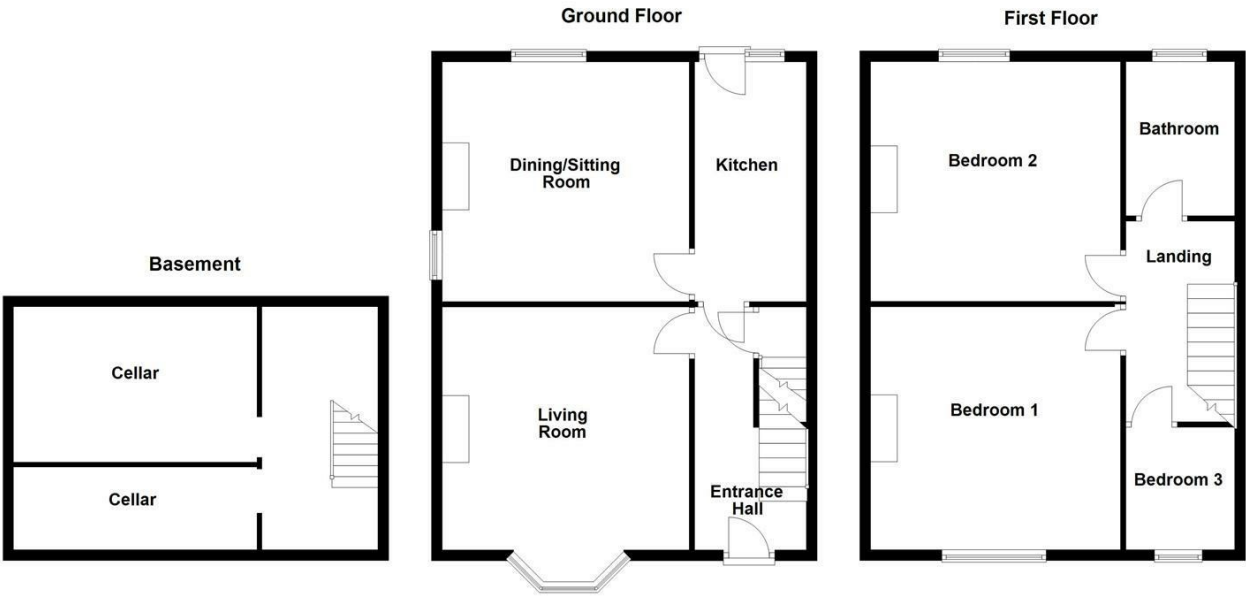
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



15 Mill Lane, Ryhill, Wakefield, WF4 2AL

For Sale Freehold £275,000

Situated in the Ryhill area of Wakefield is this three bedroom semi detached property. Benefitting from three good sized bedrooms, two ample sized reception rooms and kitchen and an attractive enclosed rear garden with far reaching rural views, this property is certainly not one to be missed.

Th property briefly comprises of the entrance hall, from the entrance hall we have stairs to the first floor landing, stairs providing access to the cellar rooms, the living room benefitting from a bay window and the kitchen which has access to the dining/sitting room to complete the accommodation on the ground floor. Upstairs, to the first floor landing, there is access to three bedrooms as well as the house bathroom. Bedroom two providing loft access. Outside, to the front of the property the garden is mainly laid to lawn, paved pathway to the front door, and is enclosed by a wall and iron fencing with double gates opening to a block-paved driveway leading to a detached garage. To the rear of the property, a generous lawn and paved patio offer ideal space for outdoor dining and entertaining. There's also a brick-built store (with power, lighting, and two UPVC double-glazed doors, approx. 1.42m x 4.65m). The garden is fully enclosed with timber fencing, a rear gate, and enjoys far reaching rural views.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

An ideal home for the growing family offering further potential to put their own stamp on and only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

CELLAR

Power and light, access to two cellar rooms.

CELLAR ONE

9'6" x 15'1" [2.9m x 4.6m]

Boiler and water tank housed here.

CELLAR TWO

15'1" x 5'0" [4.6m x 1.53m]

ENTRANCE HALL

Frosted UPVC double glazed door to the entrance hall, dado rail, coving to the ceiling, ceiling rose, stairs providing access to the first floor landing. Doors to the kitchen and the living room.

LIVING ROOM

17'7" x 15'1" [max] x 3'5" [min] [5.36m x 4.62m [max] x 1.05m [min]]

UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, ceiling rose, gas fireplace with tiled hearth surround and stone mantle.



KITCHEN

14'9" x 6'9" [4.5m x 2.08m]

Galley style kitchen, door to the dining/sitting room. UPVC double glazed door to the rear garden. A range of wall and base units, shaker style with quartz worksurface over, inset stainless steel sink with mixer tap and drainboard in the quartz itself, four ring gas hob with integrated oven below and partial quartz splashback. Space and plumbing for a dishwasher, space for a fridge freezer.

DINING/SITTING ROOM

14'9" x 14'11" [max] x 13'7" [min] [4.5m x 4.55m [max] x 4.15m [min]]

Two UPVC double glazed windows to the side and rear, picture rail, central heating radiator, log burner effect gas fire place with wooden mantle.



FIRST FLOOR LANDING

Coving to the ceiling, doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'11" x 14'11" [max] x 13'9" [min] [4.56m x 4.57m [max] x 4.2m [min]]

Two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling, fitted wardrobes.



BEDROOM TWO

14'9" x 14'11" [max] x 14'1" [min] [4.5m x 4.55m [max] x 4.3m [min]]

UPVC double glazed window to the rear, picture rail, loft access, central heating radiator.



BEDROOM THREE

7'6" x 6'10" [2.3m x 2.1m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

BATHROOM

9'5" x 6'9" [2.88m x 2.08m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, partial tiling. Low flush W.C., ceramic wash basin built into a floating storage unit with storage below and mixer tap, corner bath with mixer tap, separate walk in shower cubicle with mains fed over head shower and shower head attachment with a glass shower screen.



OUTSIDE

At the front of the property, the garden is mainly laid to lawn, with a paved pathway leading to the front door. It is enclosed by a wall and iron fencing, and a set of iron double gates provides access to a block paved driveway running along the side of the house to a detached garage at the rear. To the rear of the property the garden is mainly laid to lawn and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes, brick built outside store [two UPVC double glazed doors, power, light [1.42m x 4.65m]]. The garden itself is fully enclosed by timber fencing with a timber gate at the rear and far reaching rural views.



GARAGE

Electric roll up door, power, light.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.