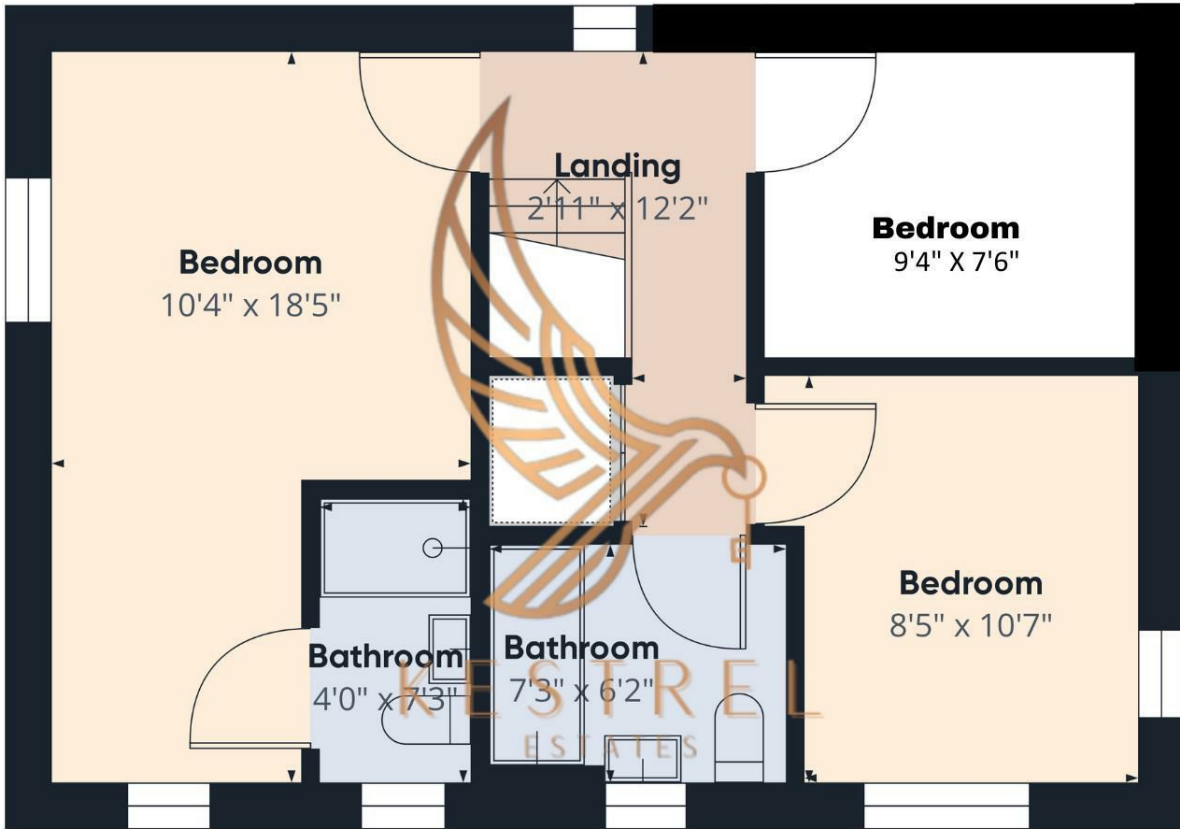


55 Ruby Street, Wakefield, WF1 2GA

Nestled in a highly sought-after residential area, this exceptional property truly exceeds expectations. With three generously sized bedrooms, a spacious dining kitchen, a separate utility room, and a cosy reception room, it offers comfort and versatility. However, the standout feature is the beautifully renovated garage, transformed into an air-conditioned dream bar and games room—perfect for entertaining. This space flows seamlessly into a large, private corner garden, making it ideal for both relaxation and fun. This one-of-a-kind home is sure to attract a wide range of buyers, so don't miss your chance! Book your viewing today and experience everything this unique property has to offer.

- Three Bedroom Detached
- Generous Living Space with Air Conditioning
- Open Plan Kitchen/ Diner
- Ensuite to Master Bedroom with Air Conditioning
- Fully Fitted Bar and Games Room
- Large Corner Plot Garden
- Off Street Parking
- Close to City Centre and Transport Links

£310,000



Approximate total area^m
486.31ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	