



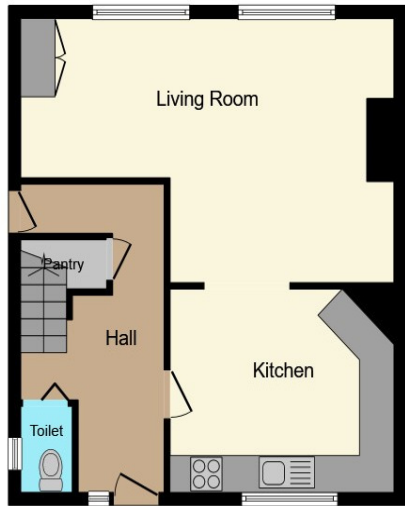
Cow Lane, Ryhill Wakefield WF4 2AX

welcome to

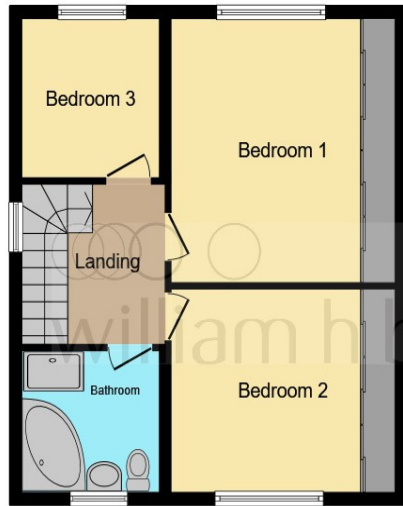
Cow Lane, Ryhill Wakefield

William H Brown are delighted to bring to the market this Three Bedroom Semi-detached property situated in Ryhill, Wakefield. There is ample driveway space for parking. Summerhouse with storage at the rear. The garden space is sizable. Not to be missed.

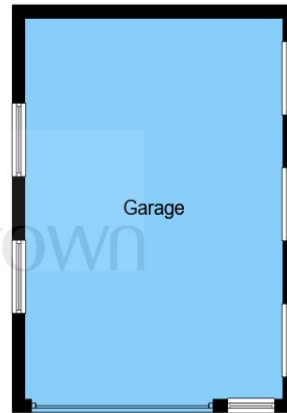




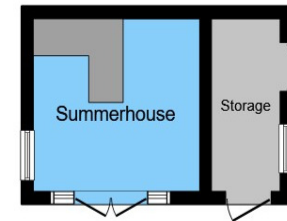
Ground Floor



First Floor



Garage



Outbuilding

Open Plan

Kitchen/dining Room

10' 8" x 12' 8" (3.25m x 3.86m)

Living Room

12' 3" x 13' 9" (3.73m x 4.19m)

W.C.

First Floor Landing

Bedroom 1

12' 10" into wardrobe x 13' 10" (3.91m into wardrobe x 4.22m)

Bedroom 2

12' 9" into wardrobe x 10' 9" (3.89m into wardrobe x 3.28m)

Bedroom 3

8' 5" x 7' 10" (2.57m x 2.39m)

Family Bathroom

Exterior

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Cow Lane, Ryhill Wakefield

- Three generous sized bedrooms
- 1 WC and 1 family bathroom
- Excellent Location
- Off street parking and Garage
- Close proximity to amenities

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000

directions to this property:

From Wakefield City Centre take the Doncaster Road/A638, continue across Chantry Bridge and on towards Crofton. Straight ahead and pass the Redbeck Cafe on the right hand side, as the road splits (Doncaster to the right and Pontefract to the left) keep left towards Sharlston and Pontefract, continue for approximately one mile and take the next left hand turn onto Cow Lane.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK123734



Property Ref:
WAK123734 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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