



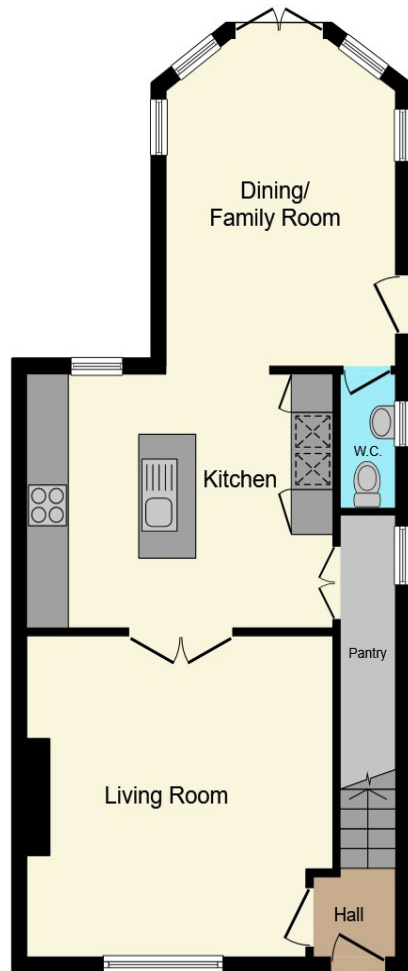
Common Ing Lane, Ryhill WAKEFIELD WF4 2DF

welcome to

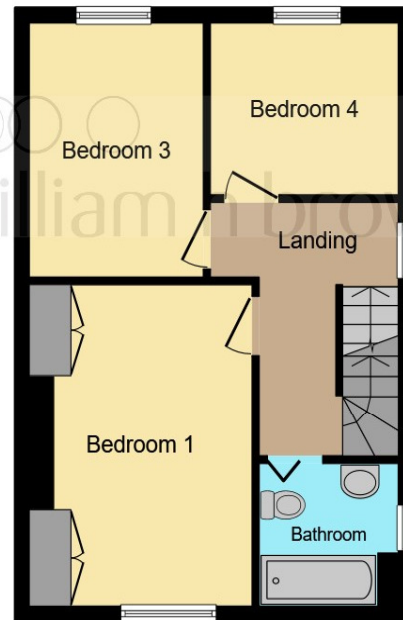
Common Ing Lane, Ryhill WAKEFIELD

Guide Price: £250,000 - £260,000. A well presented 4 Bedroom 1910's Semi-detached Family Home situated in the semi-rural location of Ryhill. Off street parking for two cars. Enclosed garden to the rear. Downstairs W/C, living room, modern kitchen with island and dining/family room.

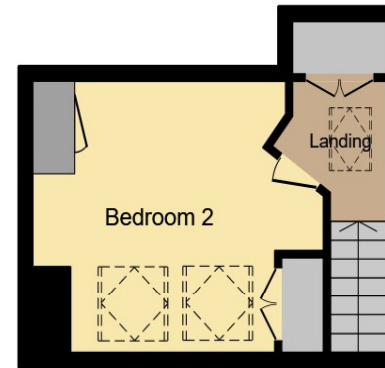




Ground Floor



First Floor



Second Floor

Entrance Hall

Downstairs W.C.

Living Room

14' 2" x 13' 10" (4.32m x 4.22m)

Kitchen

10' 1" x 13' 9" (3.07m x 4.19m)

Dining/family Room

15' 1" x 11' 6" (4.60m x 3.51m)

First Floor

Bedroom 1

14' 3" x 8' 9" plus wardrobe (4.34m x 2.67m plus wardrobe)

Bedroom 3

11' 2" x 8' (3.40m x 2.44m)

Bedroom 4

8' 9" x 7' 8" (2.67m x 2.34m)

Bathroom

Second Floor

Bedroom 2

11' 9" x 12' 3" (3.58m x 3.73m)

Exterior

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

Common Ing Lane, Ryhill WAKEFIELD

- Guide Price: £250,000 - £260,000
- 4 Bedroom Extended Semi-detached
- Downstairs WC
- Well Presented
- Enclosed Rear Garden and Off Road Parking

Tenure: Freehold EPC Rating: D

guide price

£250,000 - £260,000



directions to this property:

Leave William H Brown via Westgate. Continue onto the roundabout on Ings Road following the signs for A638/Doncaster Road. Immediate left onto Barnsley Road/A61. Turn left onto Chevet Lane. Turn left onto Haw Park Lane. Continue onto Hiendley Common Lane. Turn left onto Ryhill Pits Lane. Continue onto Station Road. Continue onto Nostell Lane. Take a right onto Common Ings Lane.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124155



Property Ref:
WAK124155 - 0007

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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