

Mayfield Rise, Ryhill Wakefield WF4 2BX



## welcome to

# Mayfield Rise, Ryhill Wakefield

Set on a corner plot a three bedroom well presented semi detached home located in the semi rural village of Ryhill. Generous off-road parking with two driveways. Viewing advised to fully appreciate this well presented and attractively priced home.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### **Entrance Hallway**

## **Living Room**

12' 7" max x 12' 6" max ( 3.84m max x 3.81m max )

## **Kitchen Dining Room**

18' 1" max x 9' 3" max ( 5.51m max x 2.82m max )

## Conservatory

14' 6" max x 9' 6" max ( 4.42m max x 2.90m max )

#### **First Floor**

#### **Bedroom 1**

12' 5" max x 12' 6" max ( 3.78m max x 3.81m max )

#### **Bedroom 2**

11' 1" max x 12' 6" max ( 3.38m max x 3.81m max )

#### **Bedroom 3**

7' 1" max x 8' 6" max ( 2.16m max x 2.59m max )

## welcome to

# Mayfield Rise, Ryhill Wakefield

- Three bedroom semi detached on a corner plot
- Two driveways and generous off-road parking
- Bright and well presented throughout
- Spacious pavilion, conservatory
- Semi rural location

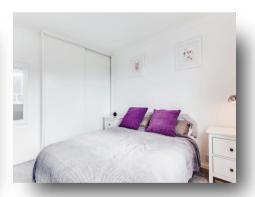
Tenure: Freehold EPC Rating: C

offers in excess of

£200,000







Google Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124757



Property Ref: WAK124757 - 0008

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.

Wakefield@williamhbrown.co.uk



william h brown

2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED



williamhbrown.co.uk

01924 381381

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.