



**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.





**Ground Floor**



**First Floor**

**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 )

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](http://www.focalagent.com)

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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124757](https://www.williamhbrown.co.uk/Property/WAK124757)



Property Ref:  
WAK124757 - 0008

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