



**Mill Lane, Ryhill WAKEFIELD WF4 2AL**



**welcome to**

**Mill Lane, Ryhill WAKEFIELD**

This stunning PERIOD TERRACE is superbly presented throughout and offers a spacious bright home for the professional or family buyer. Offered to the market with NO UPPER CHAIN.





**Ground Floor**

**First Floor**

**Entrance**

**Kitchen**

12' 3" max x 8' 7" max ( 3.73m max x 2.62m max )

**Dining Room**

11' 10" max x 13' 7" max ( 3.61m max x 4.14m max )

**Living Room**

14' 7" max x 11' 7" max ( 4.45m max x 3.53m max )

**First Floor Landing**

**Bedroom 1**

14' 10" max x 11' max ( 4.52m max x 3.35m max )

**Bedroom 2**

13' 1" max x 9' max ( 3.99m max x 2.74m max )

**Bathroom**

12' 7" max x 7' 9" max ( 3.84m max x 2.36m max )

**Exterior**

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)

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## Mill Lane, Ryhill WAKEFIELD

- Two-bedroom Period Terrace
- Stunning Bathroom
- Two Reception Rooms
- Outbuildings
- Beautifully Presented

Tenure: Freehold EPC Rating: D

offers in the region of

**£180,000**



**view this property online** [williamhbrown.co.uk/Property/WAK125413](https://williamhbrown.co.uk/Property/WAK125413)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WAK125413 - 0003

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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.



william h brown



**01924 381381**



Wakefield@williamhbrown.co.uk



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



**williamhbrown.co.uk**