



Mill Lane, Ryhill WAKEFIELD WF4 2AL

welcome to

Mill Lane, Ryhill WAKEFIELD

Price £170,000. 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.





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

welcome to

Mill Lane, Ryhill WAKEFIELD

- Two-bedroom Period Terrace
- Stunning Bathroom
- Two Reception Rooms
- Beautifully Presented
- New roof, soffits, guttering and entire house repainted

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125413



Property Ref:
WAK125413 - 0012

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.

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