



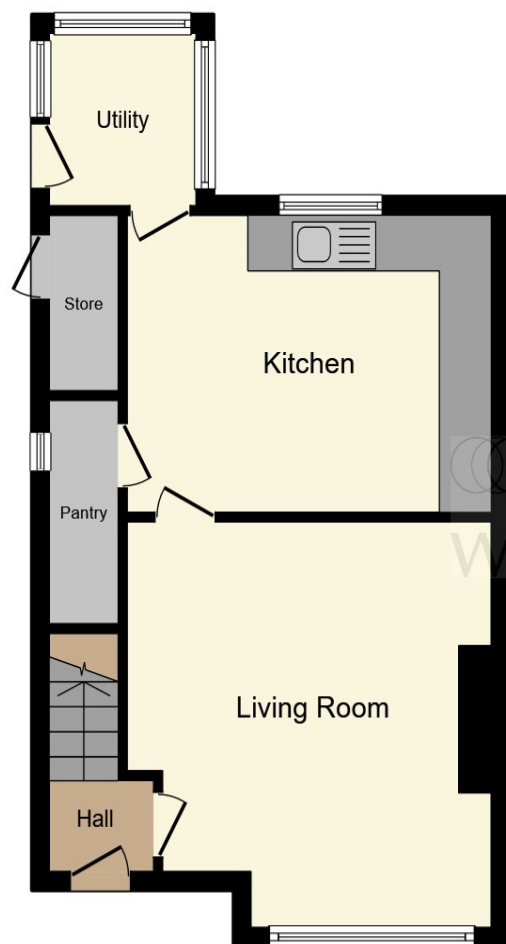
Mill Lane, Ryhill Wakefield WF4 2AL

welcome to

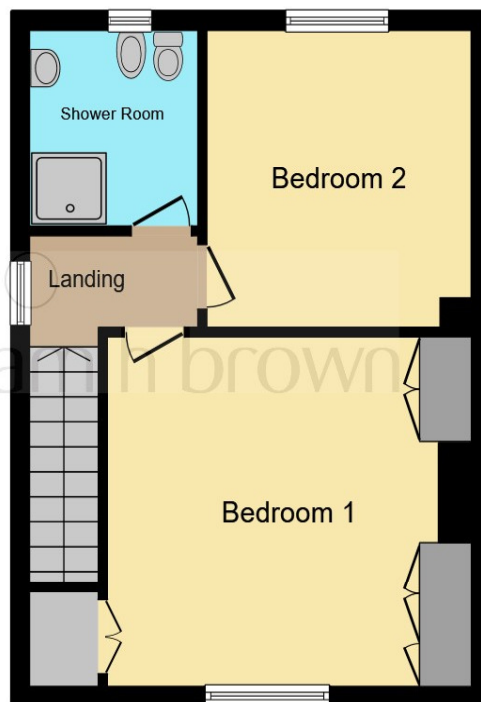
Mill Lane, Ryhill Wakefield

This two-bedroom substantial semi-detached home is located in the semi-rural village of Ryhill and is placed on an extensive plot with countryside views to the rear, it is offered to the market with no upper chain!

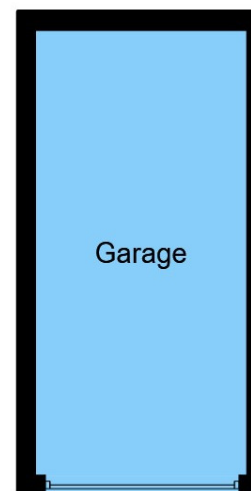




Ground Floor



First Floor



Garage

Kitchen/ Dining Room

13' 10" max x 10' 4" max (4.22m max x 3.15m max)

Utility Room

7' 5" max x 5' 6" max (2.26m max x 1.68m max)

Living Room

14' 6" max x 13' 8" max (4.42m max x 4.17m max)

Bedroom One

17' 3" max x 12' 9" max (5.26m max x 3.89m max)

Bedroom Two

10' 4" max x 10' 8" max (3.15m max x 3.25m max)

Garage

16' max x 8' 2" max (4.88m max x 2.49m 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

welcome to

Mill Lane, Ryhill Wakefield

- Two Bedroom Substantial semi
- Dining Kitchen
- Garage
- UPVC AND GCH
- Well presented

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

offers in the region of

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125848



Property Ref:
WAK125848 - 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.

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