



Common Ing Lane, Ryhill Wakefield WF4 2DF

welcome to

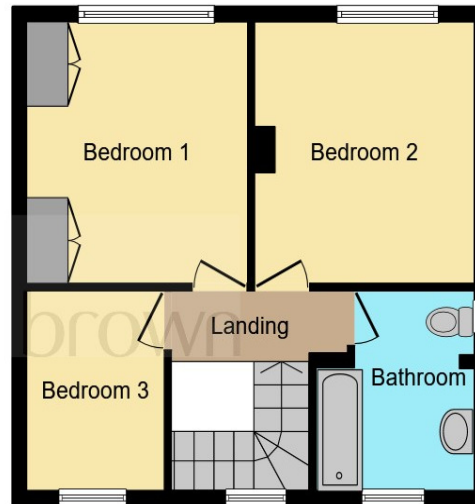
Common Ing Lane, Ryhill Wakefield

An Attractive three bedroom detached home located in the semi-rural village of Ryhill. Well presented and cared for throughout. Offered to the market with NO UPPER CHAIN.





Ground Floor



First Floor

Kitchen

10' 9" max x 6' 9" max (3.28m max x 2.06m max)

Dining Room

10' 11" max x 7' 11" max (3.33m max x 2.41m max)

Living Room

21' 11" max x 10' 11" max (6.68m max x 3.33m max)

Conservatory

10' 4" max x 9' 11" max (3.15m max x 3.02m max)

Bedroom One

12' 1" max x 10' 10" max (3.68m max x 3.30m max)

Bedroom Two

10' 10" max x 12' max (3.30m max x 3.66m max)

Bedroom Three

9' 3" max x 6' 9" max (2.82m max x 2.06m max)

Bathroom

Garage

16' 10" max x 8' 5" max (5.13m max x 2.57m 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

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Common Ing Lane, Ryhill Wakefield

- Three-bedroom Detached Home
- UPVC AND GCH
- Conservatory
- Garage
- Enclosed Gardens

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

offers in the region of
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126278



Property Ref:
WAK126278 - 0011

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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