



**Station Road, Ryhill WAKEFIELD WF4 2BS**

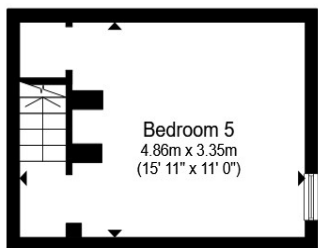


**welcome to**

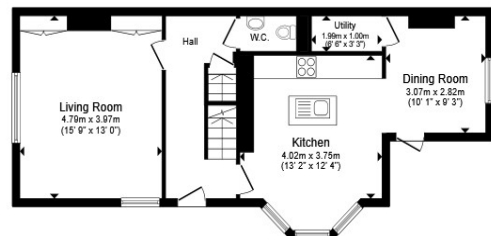
**Station Road, Ryhill WAKEFIELD**

Price £280,000. Viewings highly recommended to fully appreciate what this beautiful home has to offer!!

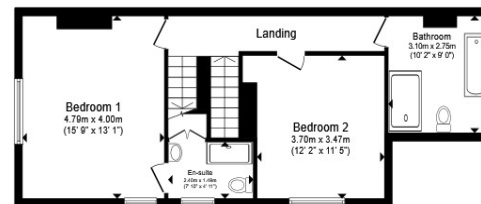




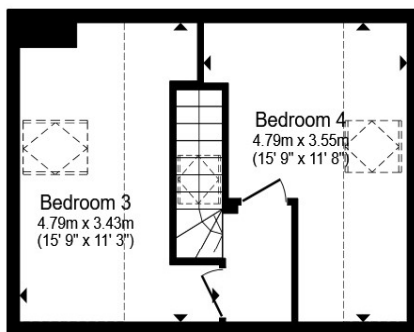
**Basement**



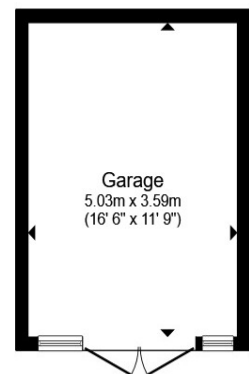
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 183.8 m<sup>2</sup> (1,979 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**Lounge**

13' 5" max x 15' 4" max ( 4.09m max x 4.67m max )

**Dining Room**

9' 9" max x 10' 3" max ( 2.97m max x 3.12m max )

**Kitchen**

15' 7" max x 11' 4" max ( 4.75m max x 3.45m max )

**Bedroom One**

13' 1" max x 13' 6" max ( 3.99m max x 4.11m max )

**Bedroom Two**

11' 2" max x 12' 9" max ( 3.40m max x 3.89m max )

**Bedroom Three**

11' 5" max x 15' 1" max ( 3.48m max x 4.60m max )

**Bedroom Four**

15' 6" max x 3' 1" max ( 4.72m max x 0.94m max )

**Bathroom**

welcome to

## Station Road, Ryhill WAKEFIELD

- Four bedroom end terrace
- Off road parking
- Master en-suite
- Enclosed rear garden
- Two reception rooms

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

guide price

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126437](https://williamhbrown.co.uk/Property/WAK126437)



Property Ref:  
WAK126437 - 0002

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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.



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