



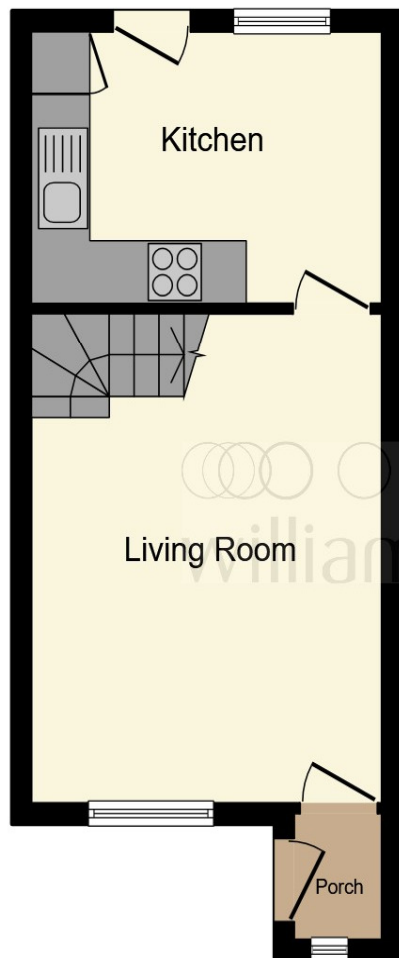
Hammerton Grove, Ryhill Wakefield WF4 2QY

welcome to

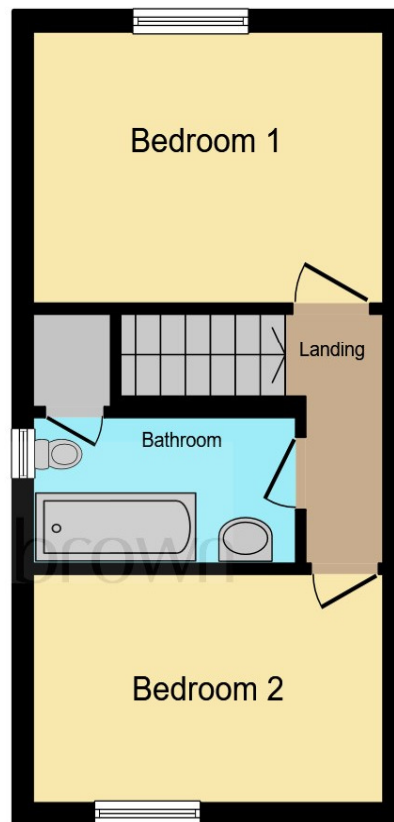
Hammerton Grove, Ryhill Wakefield

A two double bedroom semi-detached property situated in a cul-de-sac location with access to local walking trails in the semi rural village of Ryhill. Viewing recommended to appreciate this deceptive living space. Fantastic opportunity for a first time buyer.





Ground Floor



First Floor

Entrance

Lounge

11' 10" max x 15' 5" max (3.61m max x 4.70m max)

Kitchen

11' 1" max x 8' 5" max (3.38m max x 2.57m max)

First Floor

Bedroom 1

8' 5" max x 11' 1" max (2.57m max x 3.38m max)

Bedroom 2

7' 3" max x 12' max (2.21m max x 3.66m max)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Hammerton Grove, Ryhill Wakefield

- Two bedroom semi-detached
- Enclosed rear garden
- Off road parking
- Ideal for first time buyers
- Location

Tenure: Freehold EPC Rating: C

offers in excess of

£160,000



view this property online williamhbrown.co.uk/Property/WAK124530

Please note the marker reflects the
postcode not the actual property



Property Ref:
WAK124530 - 0004

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