



Offers in excess of £110,000

TENURE : FREEHOLD

Mill Lane, Ryhill, WF4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three spacious double bedrooms

Detached garage with side access

Front and rear enclosed gardens

Permit parking to the front

Modern kitchen with integrated appliances

Ground floor bathroom with shower over bath

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MoveNow
Properties

MoveNowProperties are pleased to present this charming three-bedroom terraced home, offering spacious accommodation across two floors with both front and rear gardens. The property benefits from a detached garage, convenient permit parking to the front, requiring some remedial work this property is ideal for investors or first-time buyers.

Entrance Porch

Welcoming entrance porch with UPVC frosted double-glazed windows overlooking the front and sides. The tiled floor adds practicality, and an internal door leads seamlessly through to the main living area.

Living Room

Measurements: 13'6" x 12'11" (4.11m x 3.94m)

A spacious and inviting living space featuring carpet flooring and a double-glazed window to the front aspect, allowing plenty of natural light. Complete with an electric storage heater.

Kitchen

Measurements: 10'2" x 9'6" (3.11m x 2.89m)

Fitted with a range of wall and base units, work surfaces and splashbacks. The kitchen includes an integrated electric oven, gas hob, stainless-steel sink with mixer tap, and plumbing for a washing machine. A useful pantry provides extra storage, and doors offer access to the rear porch and staircase.

Bathroom

Measurements: 7'3" x 6'0" (2.21m x 1.84m)

Located on the ground floor, the bathroom features a tiled floor, low-flush WC, washbasin, and a bath with an overhead electric shower. Frosted double-glazed windows provide privacy, and wall tiling.

Bedroom Three

Measurements: 14'0" x 9'8" (4.49m x 2.94m)

Situated on the ground floor, this versatile third double bedroom offers carpet flooring, fitted wardrobes with sliding doors, and a double-glazed window overlooking the rear garden. Ideal as a guest room, home office, or snug.

Stairs and Landing

Carpeted staircase with handrail leading to the first-floor landing, which provides access to the remaining bedrooms. A small loft hatch offers additional storage potential.

Bedroom One

Measurements: 12'5" x 10'9" (3.79m x 3.27m)

A generous double bedroom featuring carpet flooring, fitted mirrored wardrobes, and a double-glazed window overlooking the front of the property.

Bedroom Two

Measurements: 11'10" x 10'9" (3.61m x 3.27m)

Another spacious double bedroom with carpet flooring, a double-glazed window overlooking the rear garden, and fitted wardrobes with an integrated wash basin. Additional storage space is located above the stairs, making the most of the layout.

Garage

Measurements: 15'9" x 9'3" (4.81m x 2.83m)

Detached garage with up-and-over door, side access, and window—ideal for parking or extra storage.

Outside

To the front of the property, a neat garden with pathway leads to the entrance porch. The rear features an enclosed garden with a well-maintained lawn, mature shrubs, and a gate providing access to the detached garage. Perfect for outdoor entertaining or family activities.

EPC Rating: E45
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band A
Property Type: Terrace
Construction type Brick built
Heating Type: Electric
Water Supply: Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Garage & Permit Parking to front
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding - LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

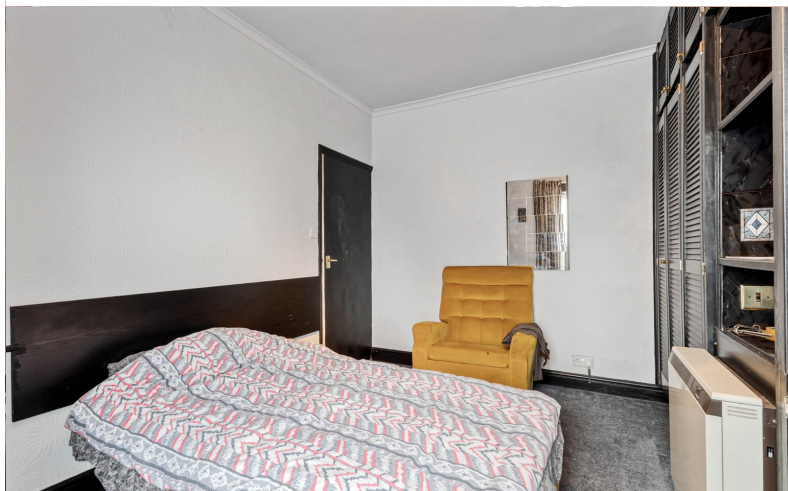
Agents Note

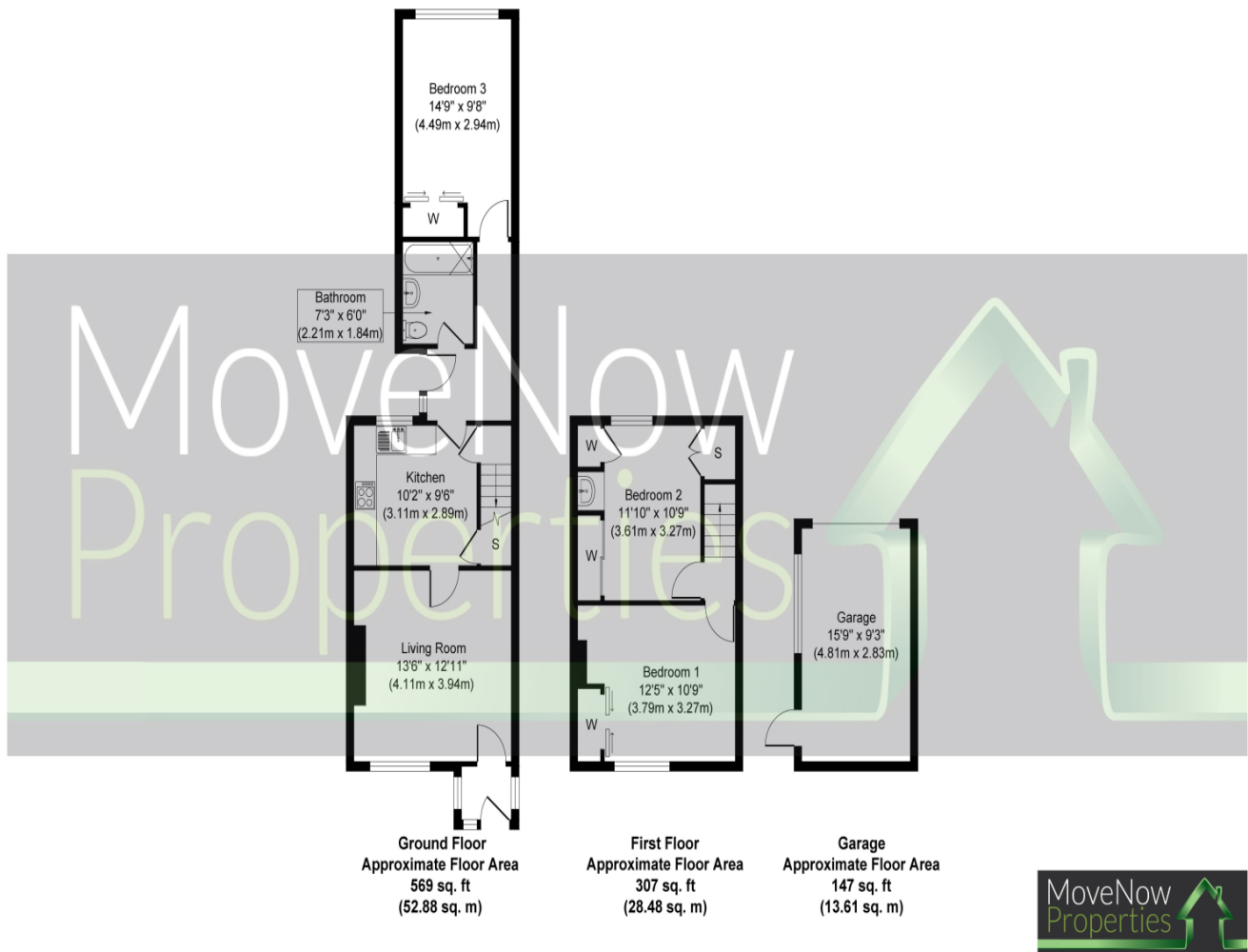
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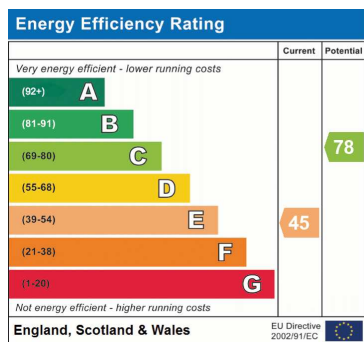






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