



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

10 Charles Street, Ryhill, Wakefield, WF4 2BU

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Offers In Excess Of £200,000

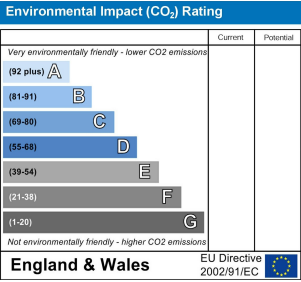
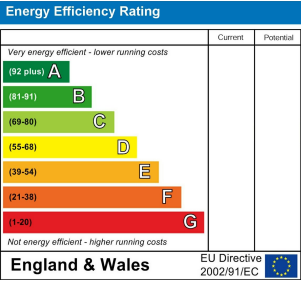
NO VENDOR CHAIN!

Welcome to Charles Street, an ultra modern two bedroom semi-detached bungalow, in the sought after location of Ryhill, Wakefield, Boasting from it's High spec interior, two spacious bedrooms, well presented gardens front and rear elevations, and nearby location to shops and other amenities. Move straight into luxury!!

Briefly comprising of a beautiful kitchen equipped with quality integral appliances, a spacious lounge with patio doors facing onto the front elevation, two sizeable bedrooms, and a double shower-room to finish the internal accommodation off. Externally the property benefits from well presented lawned gardens to the front and rear elevations, a single detached garage and off road parking for multiple cars.

Call Hunters today to arrange your highly advised viewing!

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
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**KITCHEN**

8'4" x 8'11"

**LOUNGE**

13'7" x 11'2"

**SHOWER-ROOM**

6'3" x 5'4"

**BEDROOM ONE**

11'5" x 10'8"


**BEDROOM TWO**

8'6" x 7'10"

**GARAGE**

"x"

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

















