



Quarry Mount, Ryhill, Wakefield

Offers In Excess Of £100,000


MARTIN & CO

Quarry Mount, Ryhill, Wakefield

House - Terraced

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- IMMACULATEDLY PRESENTED 2 BEDROOM MID TERRACE HOUSE WITH GARDEN
- IDEAL FOR THE FTB OR INVESTOR LOOKING FOR A TURN KEY RENTAL PROPERTY
- LOUNGE/DINING AREA, FITTED KITCHEN, LANDING, 2 BEDROOMS & BATHROOM
- CLOSE TO LOCAL SHOPS & LOCAL AMENITIES. CENTRAL FOR MAJOR NORTHERN CENTRES
- LOVELY ENCLOSED REAR GARDEN WITH PATIO AND LAWN. ON STREET PARKING
- DON'T MISS OUT! EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT
- RECENTLY FITTED GAS CENTRAL HEATING BOILER & RADIATORS. UPVC DOUBLE GLAZING
- COUNCIL TAX BAND A
- EPC RATING D

Situated in Quarry Mount of Ryhill, Wakefield, this immaculately presented 2-bedroom mid-terrace house is a true gem waiting to be discovered.

Ideal for first-time buyers or savvy investors seeking a turnkey rental property, this house boasts a cosy lounge/dining area, a well-fitted kitchen, a first floor landing, and two inviting bedrooms.

One of the highlights of this property is the lovely enclosed rear garden, complete with a delightful patio and a lawn, perfect for enjoying a cup of tea on a sunny afternoon or hosting a small gathering with friends and family.

Convenience is key with on-street parking available and the proximity to local shops, making errands a breeze.

Don't miss the opportunity to make this charming house your new home or a lucrative addition to your property portfolio. Book a viewing today and step into the potential of Quarry Mount living!



Lounge/Dining Room

UPVC double glazed front entrance doors opens to this cosy lounge/dining room. The focal point of the room is a modern feature fireplace, having coving to ceiling, two gas central heating radiators and a UPVC double glazed window to the front aspect.

Kitchen

Having a range of wall and base cupboard units with roll edge laminate work surfaces over incorporating a single bowl stainless steel sink with mixer tap over and tiled splashbacks. There is plumbing for an automatic washing machine, gas cooker point and a wall mounted gas central heating boiler. Having a UPVC double glazed window overlooking the rear garden and an external door to the side aspect providing access to the rear garden.

First Floor Landing

A split level landing having access to the loft space which is partially boarded for storage, with a pull down ladder. There is also a useful storage cupboard.

Bedroom One

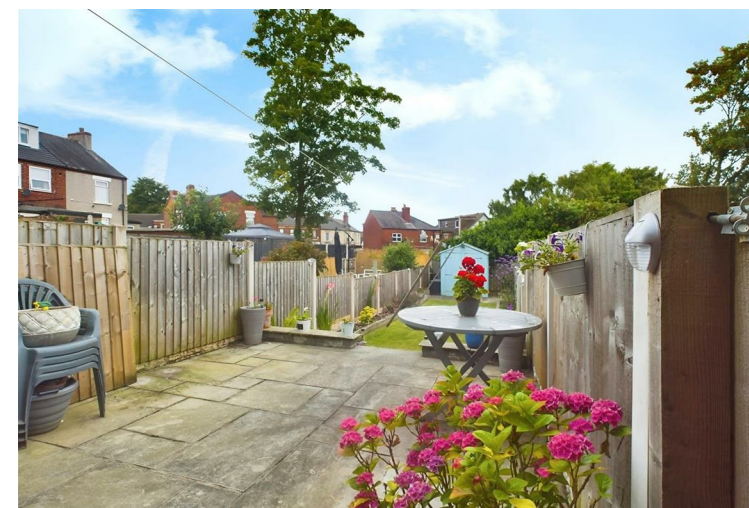
Benefitting from two built in wardrobes. Having a UPVC double glazed window to the front aspect and a central heating radiator.

Bedroom Two

Having a UPVC double glazed window to the rear aspect and a central heating radiator.

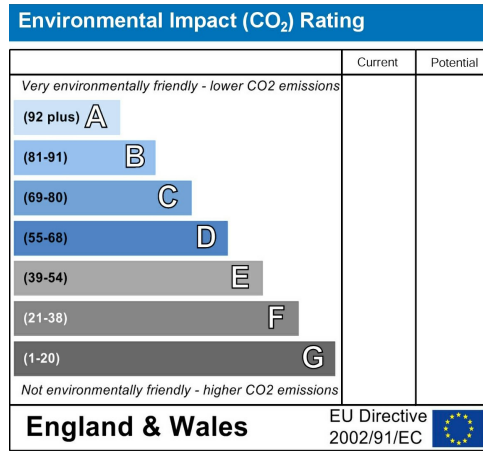
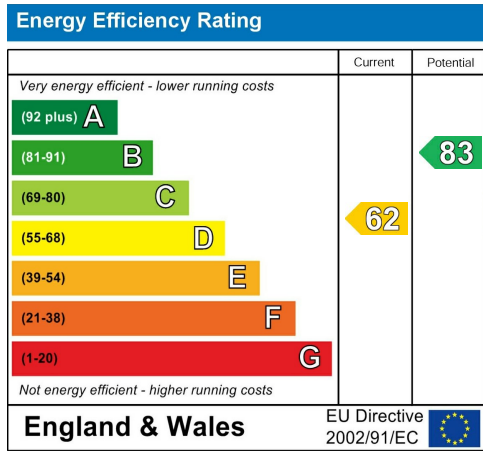
Bathroom

Having a white three piece suite, including a rectangle panel bath with electric shower over, tiled

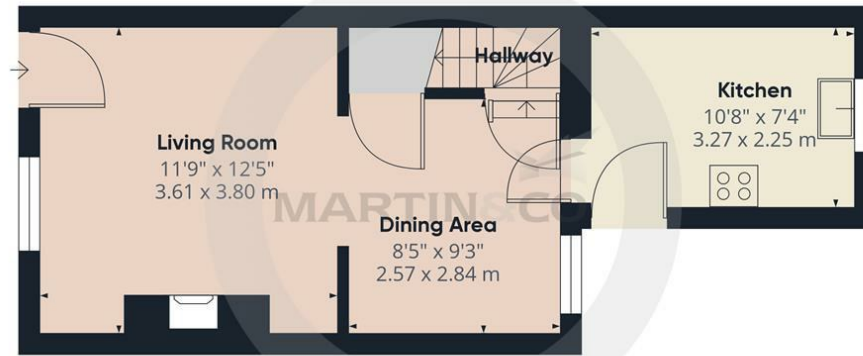


splashbacks, pedestal hand wash basin and low flush W.C. Having a UPVC double glazed frosted window to the rear aspect and a central heating radiator.

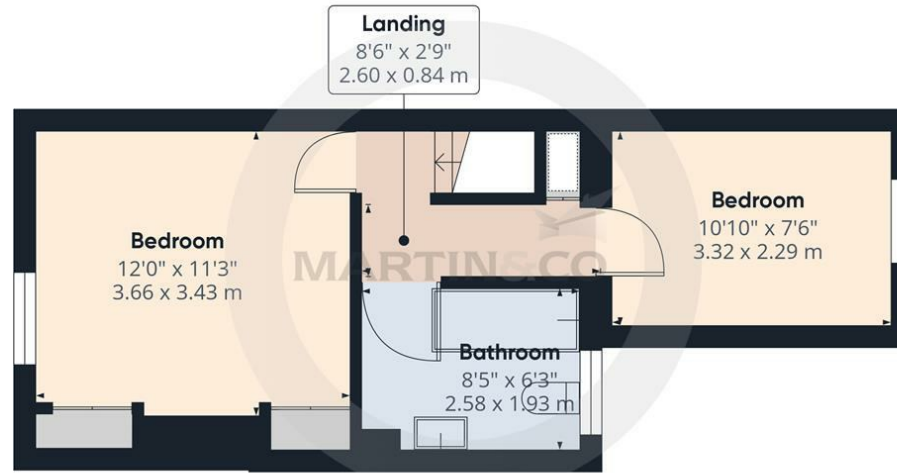
Outside
 To the front the property abuts the pavement, whilst to the rear there is a delightful good size garden which boasts a stone flag patio, ideal for outdoor entertaining or simply relaxing on sunny days and a lawn beyond with space for a shed if required. It should be noted that like the majority of terraced properties there is access rights for bins etc.







Floor 1



Floor 2

Approximate total area⁽¹⁾
633.67 ft²
58.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

