Richard Kendall
Estate Agent

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36 Common Ing Lane, Ryhill, Wakefield, WF4 2DF

For Sale Freehold £115,000

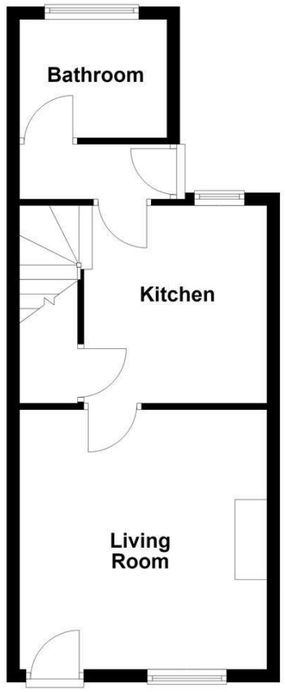
Situated in the popular Ryhill area of Wakefield is this well presented two bedroom mid terrace property. Offering generous reception space, potential off road parking to the front and an attractive enclosed rear garden, this appealing home is ideal for a range of buyers.

The accommodation briefly comprises a living room leading through to the kitchen diner, with access to the first floor, useful understairs storage and a rear hallway. From here there is access to the rear garden and the ground floor bathroom. To the first floor are two well proportioned bedrooms, together with loft access from the landing. Externally, to the front is a low maintenance garden, predominantly pebbled with a pathway leading to the front entrance and potential to provide off road parking, subject to any necessary consents. To the rear is an enclosed garden, predominantly laid to lawn and incorporating concrete, paved and raised patio areas, providing excellent space for outdoor dining and entertaining. There is also space for a garden shed, with the garden fully enclosed by timber fencing and a timber gate providing rear access, making it ideal for both children and pets.

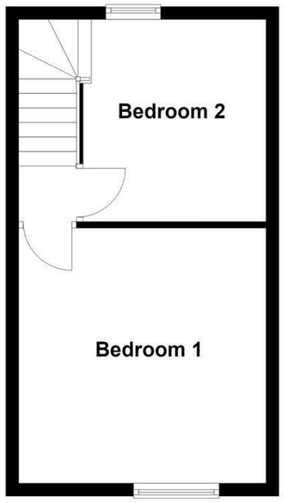
Ryhill is a popular location for a range of buyers, particularly first time buyers, professional couples and small families. Local shops, schools and everyday amenities are all within easy reach, with a wider range of facilities available in Wakefield city centre. Regular bus services operate nearby, while Wakefield provides railway connections to Leeds, Manchester and London. Road links are also conveniently placed for access towards the A1, M1 and M62, making the property suitable for those commuting further afield.

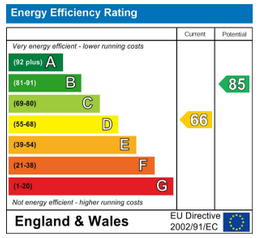
This attractive home would make an ideal purchase for both owner occupiers and investors alike. An early viewing is highly recommended to avoid disappointment.

Ground Floor



First Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

LIVING ROOM
13'4" x 12'8" (max) x 11'1" (min) (4.07m x 3.87m (max) x 3.38m (min))

Frosted and stained glass UPVC double glazed front entrance door leading into the living room, together with a UPVC double glazed window overlooking the front elevation. Central heating radiator and feature electric fire with marble hearth and surround and wooden mantle. Door providing access to the kitchen.

KITCHEN
9'6" x 10'2" (2.90m x 3.10m)

UPVC double glazed window overlooking the rear elevation, staircase providing access to the first floor landing, useful understairs storage and door leading to the rear hallway. Central heating radiator. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a gas cooker, space and plumbing for a washing machine and space for an under counter fridge and freezer.

REAR HALLWAY
2'9" x 8'4" (0.85m x 2.55m)

Frosted UPVC double glazed door providing access to the rear garden and door leading through to the house bathroom.

FIRST FLOOR LANDING
Loft access and doors providing access to bedrooms one and two.

BEDROOM ONE
11'6" x 13'1" (3.52m x 4.01m)

UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
10'2" x 9'6" (3.12m x 2.92m)

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM
6'0" x 8'4" (1.85m x 2.55m)

Frosted UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled corner bath with mains fed shower attachment. Fully tiled walls and fitted storage cupboards.

OUTSIDE
To the front of the property is a low maintenance garden, predominantly pebbled with a paved pathway leading to the front entrance. Timber fencing to one side and walling to the other provide enclosure, with potential to create off road parking subject to any necessary consents. To the rear is a predominantly lawned garden incorporating both concrete and decked patio areas, ideal for outdoor dining and entertaining. There is also space for a garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets, with a timber gate providing rear access.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The area and street is very quiet and very pleasant, even during the day. Being at the end of Ryhill, there is less traffic and noise meaning there is an overall good living experience"

COUNCIL TAX BAND
The council tax band for this property is A.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.