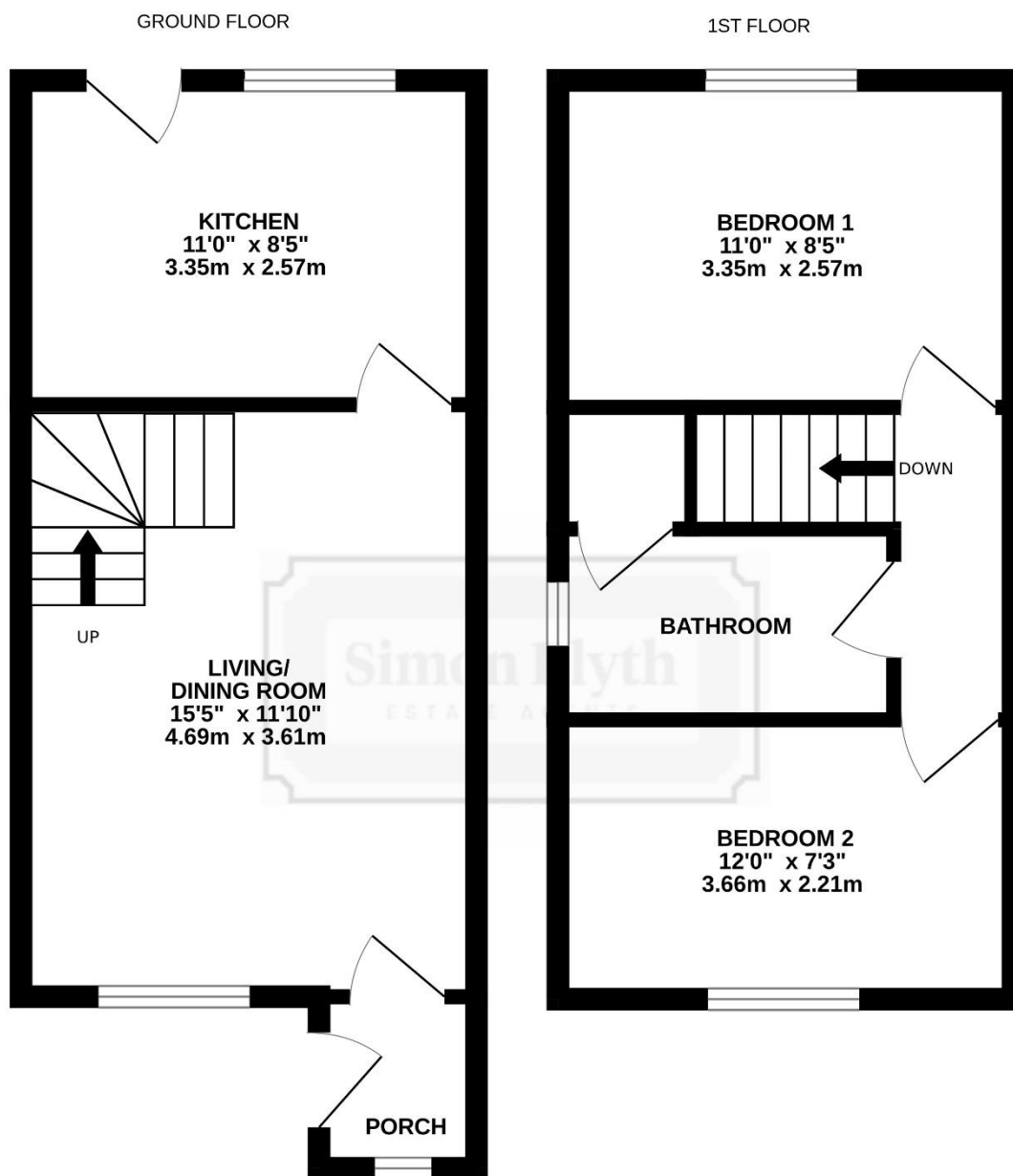


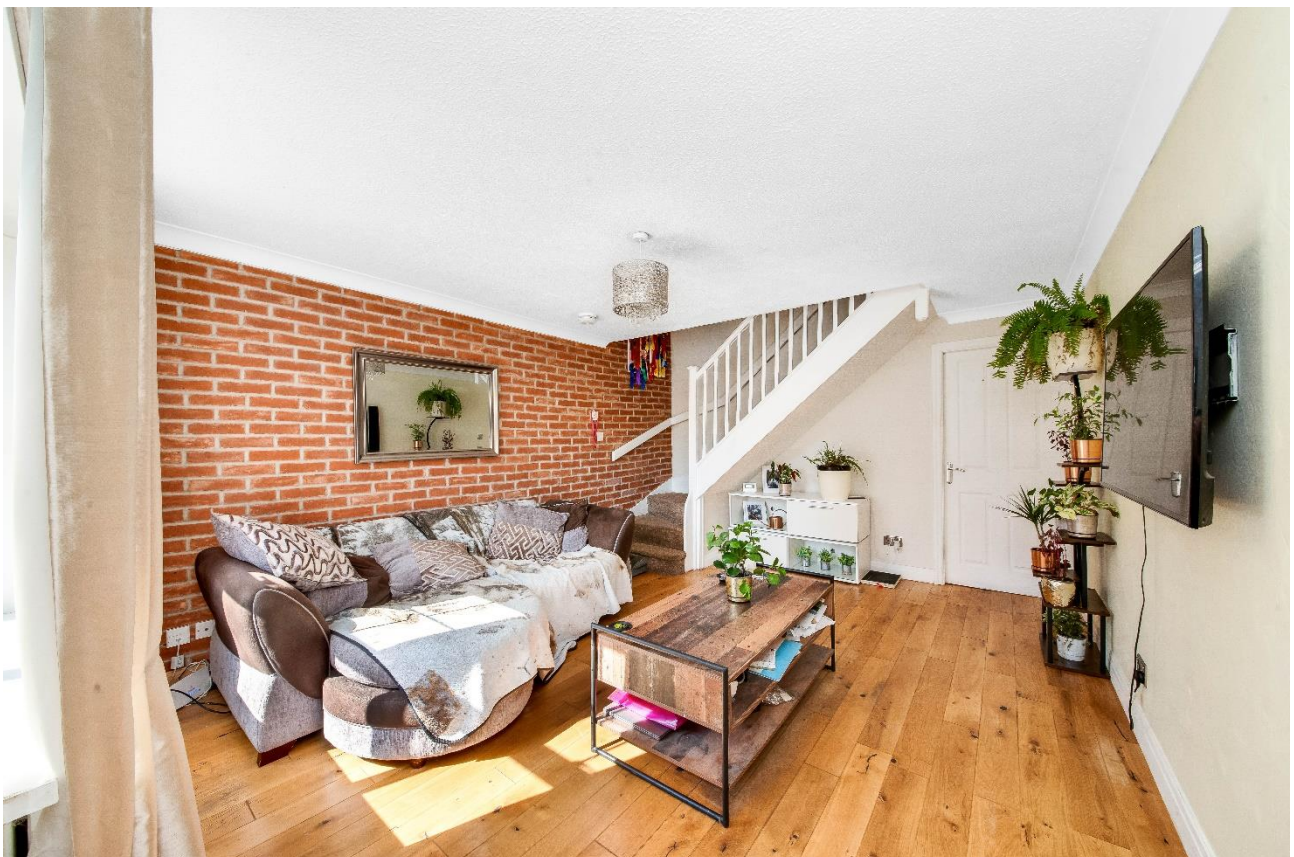


8, HAMMERTON GROVE, RYHILL, WF4 2QY



HAMMERTON GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A SEMI-DETACHED, TWO DOUBLE BEDROOM HOME SITUATED IN A QUIET CUL-DE-SAC SETTING IN THE POPULAR VILLAGE OF RYHILL, CLOSE TO AMENITIES AND IN GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS WELL STOCKED GARDENS WITH FISH POND, SPACIOUS LOUNGE AND DRIVEWAY PROVIDING OFF STREET PARKING.

The property accommodation briefly comprising of entrance porch, open plan living/dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally there is a driveway providing off street parking with lawn garden to the front, to the rear is a spacious garden with planted areas, decking pathway leading to a flagged patio.

Offers Around £160,000

ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscured glazed inserts from the side elevation into the entrance. The entrance features oak flooring, a double-glazed window to the front elevation, ceiling light point, a radiator and a multipaneled door provides access to the open plan living dining room.



OPEN PLAN LIVING DINING ROOM

Measurements – 15'5" x 11'10"
(4.69m x 3.61m)

As the photography suggests, the open plan living dining room is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation. There is decorative coving to the ceilings, oak flooring, a ceiling light point and a radiator. The open plan living dining room has a kite winding staircase rising to the first floor with wooden banister and spindle balustrade. A multipaneled door provides access to the kitchen and there is a feature brick wall.



KITCHEN

Measurements – 11'0" x 8'5" (3.35m x 2.57m)

The oak flooring continues through from the open plan living dining room into the kitchen which features a ceiling light point and a radiator. There are fitted wall and base units with complimentary rolled edge work surfaces over, which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances including a four-ring gas hob with stainless steel splashback, an integrated cooker hood over and a built-in electric fan assisted oven. There is space for a tall standing fridge and freezer unit and provisions for an automatic washing machine. A cupboard houses the wall mounted combination Worcester Bosch boiler. Additionally, there is brick tiling to the splash areas, a double-glazed external stable style door to the rear elevation, a breakfast bar with space beneath for either free standing appliances or for dining and there is a radiator and double-glazed window to the rear elevation.





FIRST FLOOR LANDING

Taking the staircase from the open plan living dining room, you reach the first floor landing which has multipaneled doors providing access to two double bedrooms and the house bathroom. There is a ceiling light point, radiator and a loft hatch providing access to a useful attic space.

BEDROOM ONE

Measurements – 11'0" x 8'5" (3.35m x 2.57m)

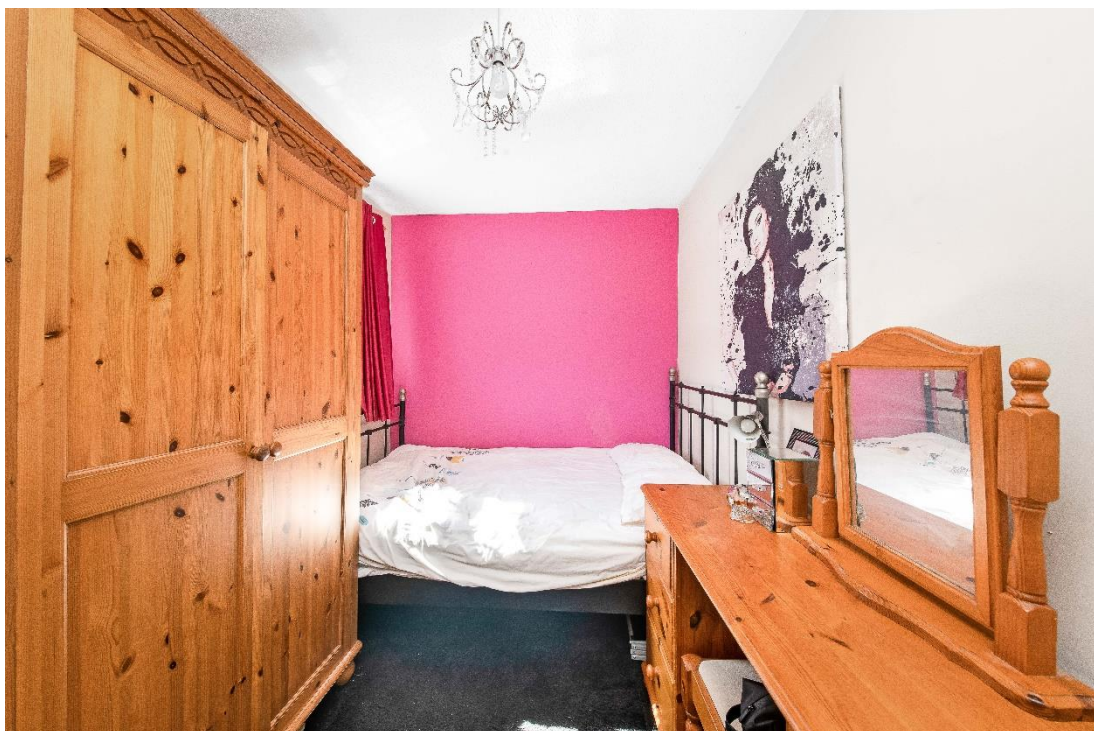
Bedroom one is a double bedroom which has ample space for free standing furniture. There is a double-glazed window to the rear elevation, a ceiling light point and a radiator.



BEDROOM TWO

Measurements – 12'0" x 7'3" (3.66m x 2.21m)

Bedroom two, again, is a double bedroom with ample space for free standing furniture. There is a double-glazed window to the front elevation, a ceiling light point and a radiator.



HOUSE BATHROOM

The house bathroom features a white three-piece suite comprising of a panelled bath with an electric Mira Go shower over, a low-level W.C. with push button flush and a pedestal wash hand basin with chrome mixer tap. There is tiled flooring and tiled walls, a double-glazed window with obscured glass to the side elevation, an extractor fan, a ceiling light point and a useful storage cupboard over the bulk head for the stairs for toiletries and towels.



OUTSIDE



REAR EXTERNAL

Externally to the rear the property enjoys a fabulous enclosed and low maintenance garden which features a decked area ideal for alfresco dining and barbequing. The decking area then meanders down to the bottom of the garden over the ornamental pond and leads to a patio at the bottom of which enjoys the afternoon and evening sun. the gardens have flower and shrub beds, fenced boundaries, an external security light and an external tap.







FRONT EXTERNAL

Externally to the front the property features a tarmacadam double driveway providing off-street parking for multiple vehicles down the side of the property. There is an external security light, an external tap and a gate which encloses the rear garden. Immediately to the front of the property there is a low maintenance flagged area which is now utilised as further off-street parking but also enjoys the morning and afternoon sun. There are flower and shrub beds and the front door is accessed from the side elevation.



ADDITIONAL INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

EPC rating - C

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 22/05/2025

PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259