Richard Kendall
Estate Agent

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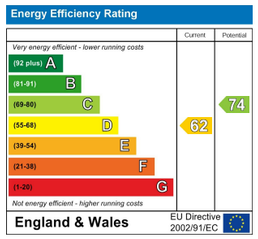

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

86 Mill Lane, Ryhill, Wakefield, WF4 2AA

For Sale Freehold £600,000

A substantial former post office, now a spacious detached family home, occupying a commanding position in the heart of the village and set on a generous plot, with outline planning permission approved for two further dwellings. The property also offers excellent potential for those looking to run a small business or work from home, with the added benefit of potential small business rate relief.

With a gas fired central heating system, this comfortable and particularly well proportioned home is approached through a welcoming entrance hall leading to a good sized living room with feature fireplace. On the opposite side of the hall there is a useful office together with a downstairs WC. To the rear of the property is a spacious dining kitchen which continues through to a utility room overlooking the rear garden. To the first floor there are three well proportioned double bedrooms together with a further single bedroom, all served by a house bathroom fitted with a four piece suite. In addition there is a useful cellar with an occasional room currently used as an additional bedroom along with a pantry and a large garage.

The property is situated in the heart of this popular village within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city of Wakefield which also has a mainline railway station and ready access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
A composite front entrance door leads into the reception hall with central heating radiator, wood effect laminate flooring and staircase leading to the first floor.

DINING ROOM
15'5" x 15'5" (4.70m x 4.70m)
Large window and UPVC door to the front elevation, underfloor heating and useful built in cupboard.

W.C.
7'10" x 3'3" (2.40m x 1.00m)
Fitted with a modern cloakroom suite comprising low flush WC with concealed cistern and wall mounted wash basin with drawer beneath and extractor fan.

KITCHEN
16'0" x 16'4" (4.90m x 5.00m)
A spacious farmhouse style kitchen fitted with a range of modern wall and base units with IROKO Hardwood worktops incorporating a ceramic Belfast sink. Natural gas Aga with hot plates, warming plate and four ovens. Ceramic tiled floor, integrated fridge and freezer, pull out larder cupboards and door leading to the cellar head. Views over the rear decked patio and garden.

UTILITY ROOM
10'2" x 4'7" (3.10m x 1.40m)
Window overlooking the rear, further fitted cupboards with IROKO Hardwood worktops, stainless sink unit, secondary oven with four ring hob with extractor hood, space and plumbing for washing machine and tumble dryer, central heating radiator and external door to the side.

LIVING ROOM
15'5" x 15'1" (4.70m x 4.60m)
Large window to the front elevation, two double central heating radiators, new varnished floorboards, built in cupboards and display shelving, and feature fireplace with wooden surround, cast iron insert and stone hearth housing a grate for an open fire.

GARAGE
21'3" x 13'9" (6.50m x 4.20m)
Up and over door to the rear with steps leading up to the main cellar area.

CELLAR ROOM ONE
14'1" x 9'6" (4.30m x 2.90m)
Low level window to the side and double central heating radiator, currently used as a bedroom.

CELLAR ROOM TWO
14'9" x 4'11" (4.50m x 1.50m)
Large storage room housing the zoned gas fired central heating boiler and single radiator.

CELLAR ROOM THREE
14'5" x 3'11" (4.40m x 1.20m)
Double central heating radiator.

FIRST FLOOR LANDING
Access to four bedrooms and the house bathroom. Single radiator.

BEDROOM ONE
15'5" x 14'9" (4.7m x 4.5m)
Window to the front elevation, new varnished floorboards, two double central heating radiators and feature fireplace housing a cast iron wood burning stove.

BEDROOM TWO
14'5" x 11'5" (4.4m x 3.5m)
Window to the front elevation, central heating radiator and new varnished floorboards.

BEDROOM THREE
12'9" x 11'9" (3.9m x 3.6m)
Window overlooking the rear elevation, central heating radiator and dado rail.

BEDROOM FOUR
11'5" x 4'11" (3.5m x 1.5m)
Window to the front elevation and single radiator.

HOUSE BATHROOM/W.C.
Window to the side elevation and fitted with a four piece suite comprising jacuzzi bath, separate shower cubicle with twin shower head design and glazed door, vanity wash basin and low flush WC with concealed cistern. Central heating towel rail, airing cupboard housing unvented mains hot water cylinder.

OUTSIDE
To the front is a private forecourt for parking. Externally, immediately to the rear of the house is a raised decked patio seating area, ideal for outdoor entertaining with a coal and wood storage area. At ground floor level there is a large lean to structure providing sheltered entertaining space or covered vehicle storage. The driveway leads to the integral garage and car port with power and lighting. Beyond the driveway is an allotment style garden with polytunnels, two greenhouses and raised beds. There is also a wooden summer house and a further large shed/outbuilding. A substantial additional area of land lies to the side of the property.

PLANNING PERMISSION
Outline planning permission has been approved (ref: 25/01435/OUT) for the residential development of two self build dwellings on the adjoining land. The proposal is for a pair of two detached houses, each comprising a large living dining kitchen, entrance hall and guest WC to the ground floor, two bedrooms with one en suite to the first floor, and two further bedrooms, house bathroom and study to the second floor.

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

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

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