



£130,000

TENURE : FREEHOLD

Mill Lane. Ryhill, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two-bedroom mid-terrace home

Two well-proportioned bedrooms

Spacious living and dining areas

Contemporary bathroom suite

Modern fitted kitchen with integrated appliances

Enclosed rear yard with storage

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are proud to present this well-presented two-bedroom home, located in the popular village of Ryhill, Wakefield. Offering a practical layout with modern touches throughout, this property is ideal for first-time buyers, small families, or investors looking for a ready-to-move-into home with excellent local amenities and transport links nearby.

Living Room

Measurements: 13'3" x 12'11" (4.04m x 3.93m)

Entered via a UPVC front door, this welcoming living space features laminate flooring, a radiator, and a double-glazed window overlooking the front. Stairs lead to the first floor.

Dining Room

Measurements: 13'3" x 13'0" (4.04m x 3.96m)

A spacious second reception room with laminate flooring, radiator, and a useful storage area. The room opens through to the kitchen, creating a great flow for everyday living and entertaining.

Kitchen

Measurements: 12'9" x 9'3" (3.89m x 2.83m)

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Features include a 1.5 bowl sink with mixer tap, integrated electric oven, electric hob with cooker hood above, and space/plumbing for a washing machine, dishwasher, and freestanding fridge freezer. Patio doors open out to the enclosed rear yard.

First Floor Landing

Accessed via stairs from the living room, with carpet flooring and handrail, leading to all first floor rooms.

Bedroom One

Measurements: 12'11" x 10'2" (3.93m x 3.10m)

A spacious double bedroom with laminate flooring, radiator, and a double-glazed window overlooking the front. Fitted wardrobes with mirrored sliding doors provide ample storage.

Bedroom Two

Measurements: 13'3" x 5'9" (4.05m x 1.76m)

A good-sized second bedroom featuring carpet flooring, radiator, double-glazed window to the rear, and a useful storage cupboard.

Bathroom

Measurements: 8'11" x 6'8" (2.73m x 2.04m)

A modern bathroom comprising a white three-piece suite, including a wash basin and low flush WC set within a contemporary vanity unit, and a bath with overhead mains shower and glass screen. Finished with tiled walls, recessed spotlights, and a frosted double-glazed window to the rear.

Outside

To the front of the property is on street parking with attractive paved garden.

To the rear is an enclosed yard with fenced and walled boundaries, gated access, and a useful brick-built shed providing additional storage.

Local Area

Situated in the village of Ryhill, this property benefits from a range of local amenities including shops, schools, and transport links. The area offers convenient access to Wakefield city centre and surrounding towns, along with good road links for commuting. With a friendly community feel and nearby green spaces, Ryhill is a popular choice for a range of buyers.

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EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street Parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions - Waiting planning permission for dropped kerb to front for off road parking.

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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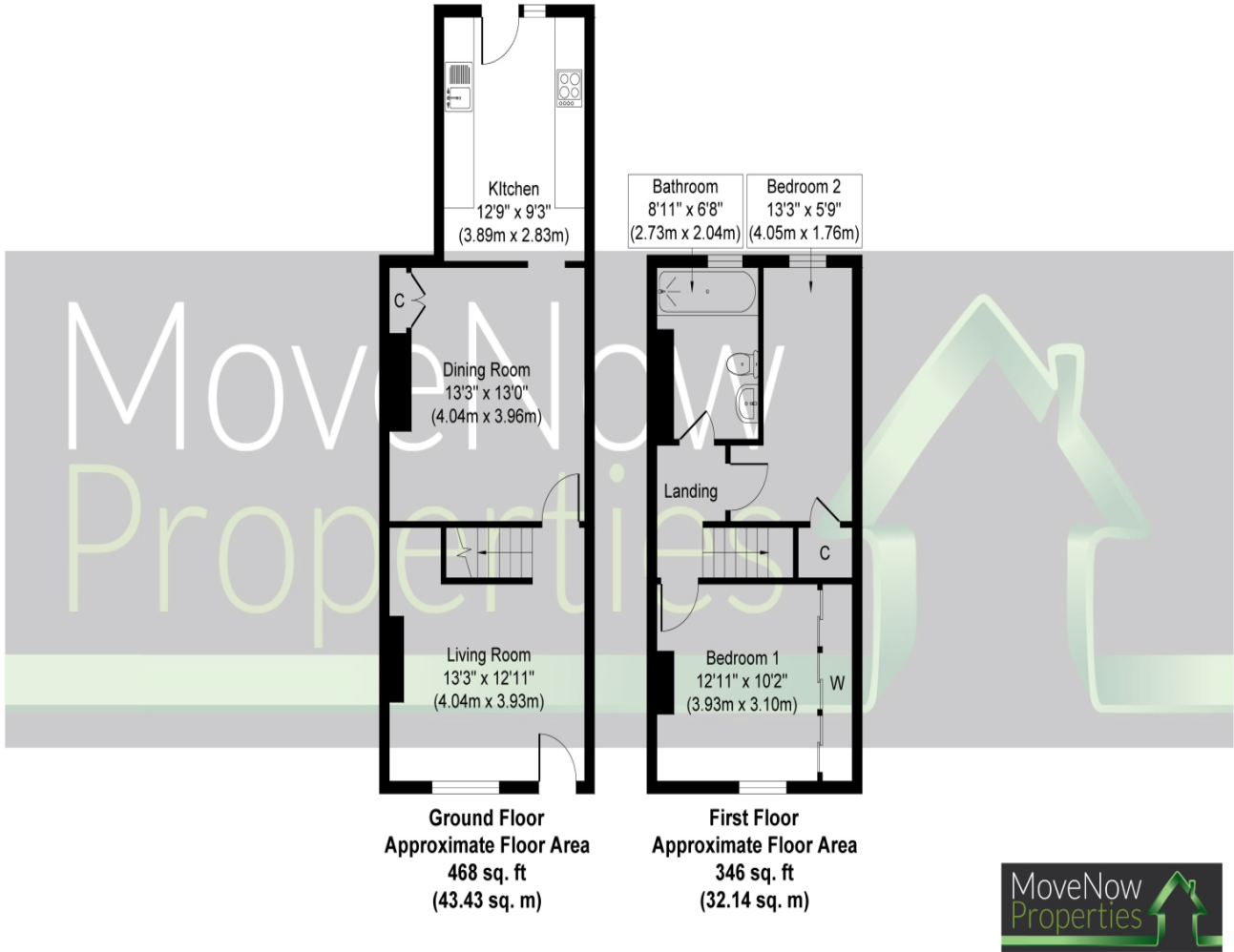


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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