



£125,000

TENURE : FREEHOLD

Mill Lane, Ryhill, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Well-proportioned mid-terraced property

Enclosed front and rear gardens

Two spacious double bedrooms

Ideal first-time buyer home

Generous dining kitchen

Excellent for first time buyers or buy-to-let investors

Movenowproperties.com LTD
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**MoveNow
Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this well-proportioned two-bedroom mid-terraced home, offering spacious accommodation across two floors and benefiting from enclosed gardens to both the front and rear. Ideally suited to first-time buyers, investors, or those looking to downsize, this property is conveniently located close to local amenities, schools, and excellent transport links.

Living Room

Measurements: 13'2" x 10'3" (4.02m x 3.13m)

Entering through the front door, you are welcomed into a bright and comfortable lounge featuring a front-facing double glazed window allowing plenty of natural light. The room benefits from wood-effect flooring, a central heating radiator, and provides access through to the dining kitchen.

Dining Kitchen

Measurements: 13'2" x 10'1" (4.03m x 3.09m)

The spacious dining kitchen is fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. Integrated appliances include an electric oven with four-ring gas hob and extractor hood above, along with plumbing and space for a washing machine. Additional features include a stainless steel sink and drainer, wall-mounted central heating boiler, vinyl flooring, useful understairs storage cupboard, and a rear-facing double glazed window. A staircase leads to the first-floor landing, while an archway provides access to the inner hallway.

Inner Hallway

The inner hallway offers access to the rear garden via a double glazed external door and leads through to the house bathroom.

Bathroom (Ground Floor)

Measurements: 6'3" x 5'6" (1.92m x 1.69m)

The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low flush WC. The room also benefits from part-tiled walls, tiled flooring, a heated radiator, and an obscured double glazed window.

First Floor Landing

The landing provides access to both bedrooms and the loft space. The loft benefits from carpet flooring and lighting.

Bedroom One

Measurements: 13'2" x 10'4" (4.03m x 3.15m)

A generously sized double bedroom positioned at the front of the property, benefiting from a large double glazed window and central heating radiator. The room offers ample space for a range of bedroom furniture.

Bedroom Two

Measurements: 13'2" x 10'1" (4.03m x 3.15m)

A further spacious double bedroom overlooking the rear garden. This bright and versatile room also benefits from a double glazed window and central heating radiator.

Outside

To the front of the property is an enclosed buffer garden providing an attractive approach to the home. To the rear is a generous enclosed garden featuring a lawned area, gravelled seating space, fenced boundaries, and gated rear access, creating an ideal outdoor space for relaxing or entertaining.

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Location

Situated in the popular village of Ryhill, the property enjoys a convenient position close to a range of local amenities including shops, schools, and everyday conveniences. The neighbouring towns of Wakefield and Pontefract are both within easy reach, offering a wider selection of retail, leisure, and transport facilities. Excellent road links provide convenient access to surrounding areas, making this an ideal location for commuters and families alike.

EPC Rating: D

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

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

Planning permissions N/A

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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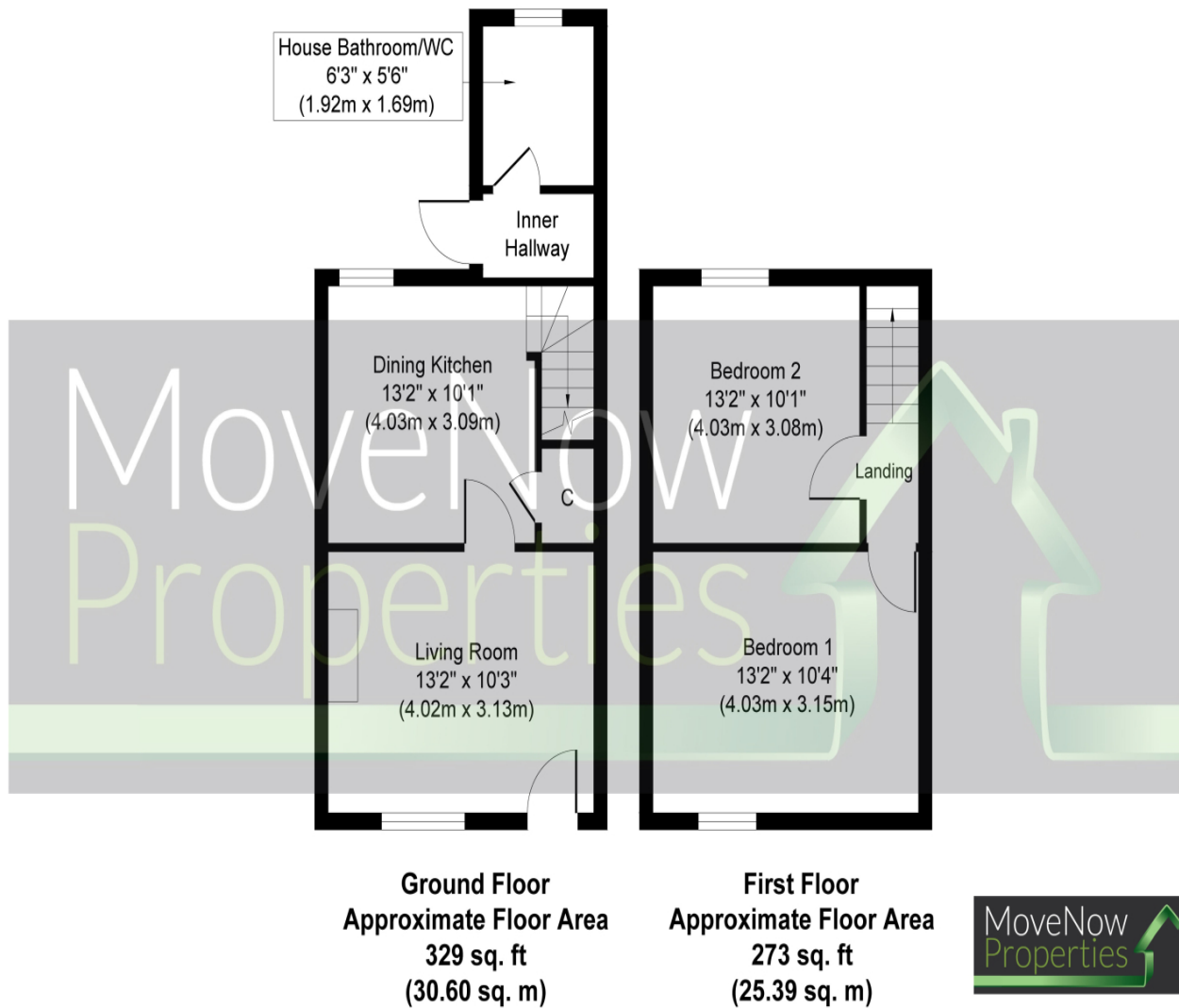
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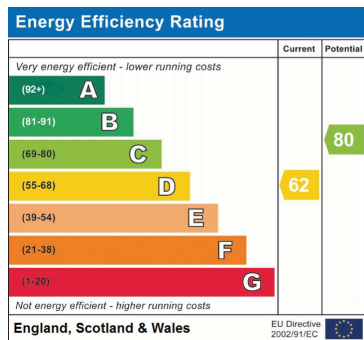






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