



**£130,000**

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

**01924 249349**

**Website: <https://movenowproperties.com>**

**MoveNow  
Properties**

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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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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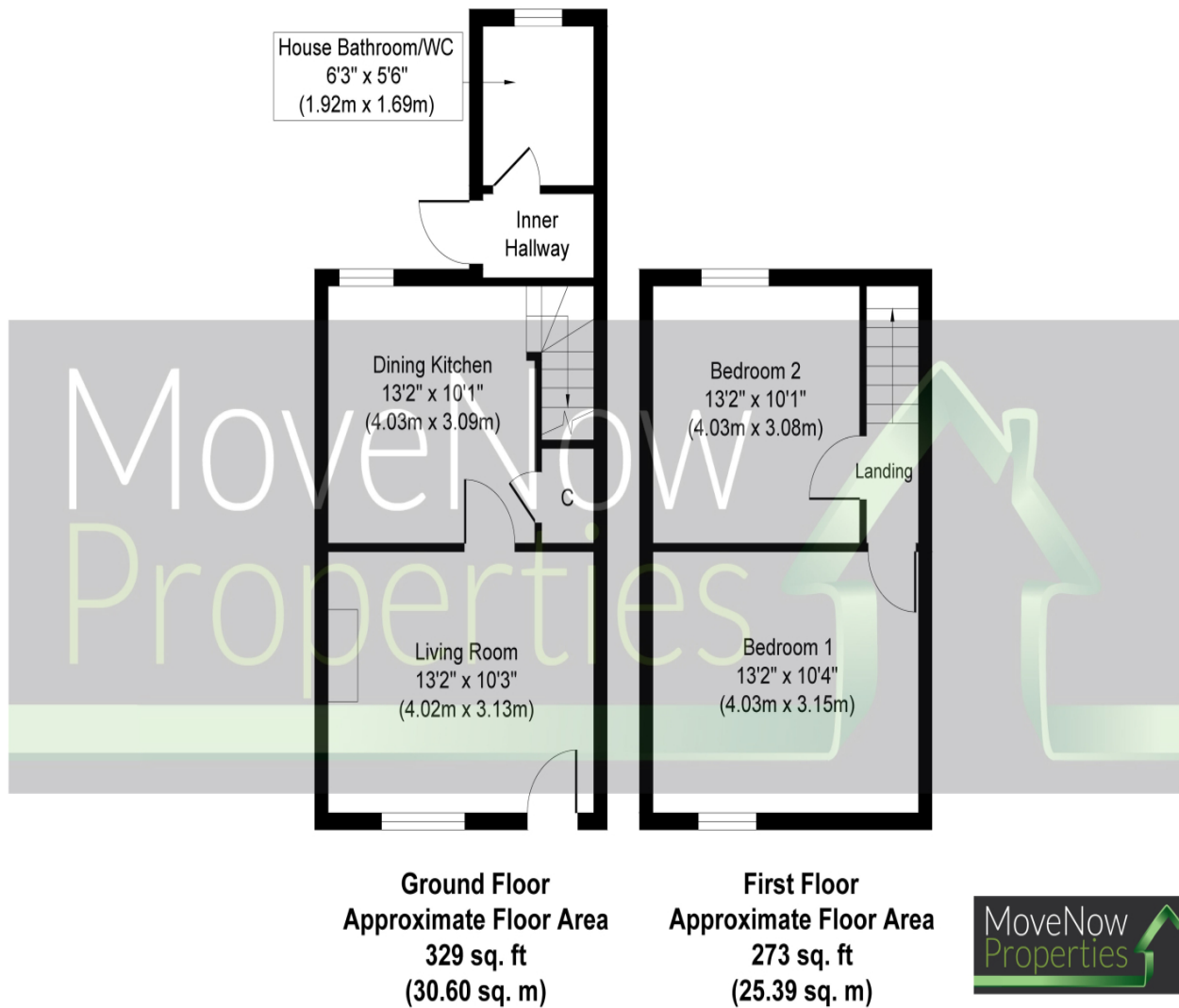












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 80        |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

Address: Ryhill, WF4

