



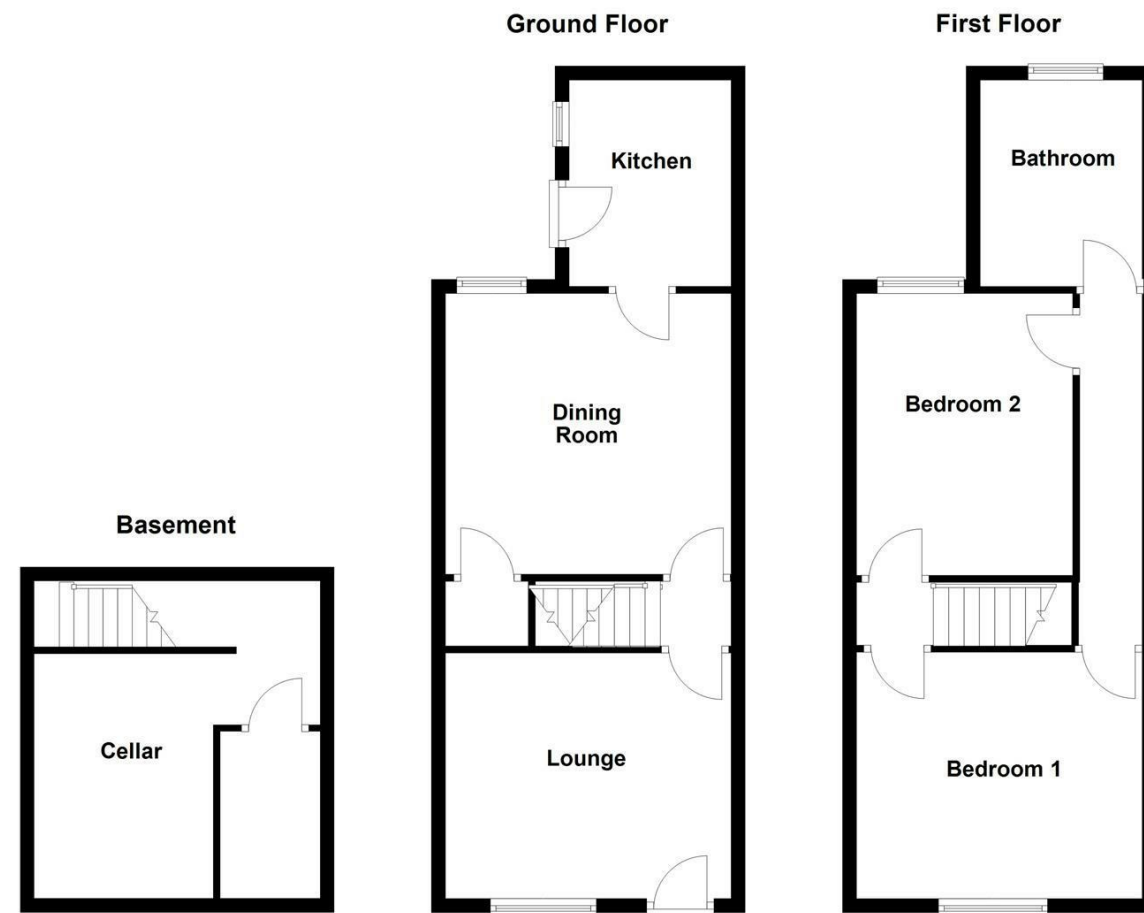
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79 Station Road, Ryhill, Wakefield, WF4 2BS

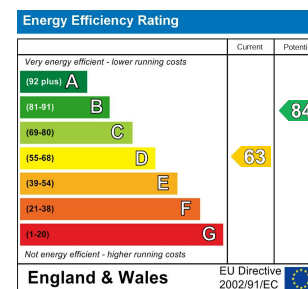
For Sale Freehold £145,000

This extremely spacious two double bedroom mid terraced property is situated in Ryhill and is offered for sale with no onward chain and vacant possession. Recently decorated, the property benefits from a newly installed combination boiler (in January 2026), UPVC double glazing and well proportioned accommodation throughout.

The accommodation briefly comprises a spacious living room leading into an inner lobby with staircase to the first floor and access to a separate dining room. The dining room features an electric fireplace, a UPVC window to the rear, access to the cellar and an opening through to the fitted kitchen. The kitchen is equipped with integrated appliances, including an oven, induction hob and extractor, and provides access to the rear garden. To the first floor, the landing leads to two large double bedrooms and a three piece house bathroom. The second bedroom enjoys far reaching views towards Anglers Country Park, Emley Moor and Wakefield city centre. Externally, the property benefits from a buffer garden to the front with a gravelled area, while to the rear there is a tiered garden incorporating a flagged patio and a lawned section, all enclosed by fencing.

The property is ideally suited to first time buyers, young families or investors and is well placed for a range of local amenities including shops, schools and transport links, with convenient access to Wakefield city centre and surrounding areas.

Only a full internal inspection will fully appreciate the space and potential on offer. Early viewing is highly recommended.



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.

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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

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Wakefield office 01924 291294,

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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



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ACCOMMODATION

LOUNGE

11'8" x 16'3" [3.56m x 4.97m]

UPVC entrance door leading into the lounge with carpeted flooring, UPVC double glazed window, central heating radiator and feature coal fireplace with surround.



INNER HALLWAY

Staircase to the first floor landing and access through to the dining room.

DINING ROOM

13'2" x 13'5" [4.02m x 4.11m]

Central heating radiator, UPVC double glazed window to the rear with tilt and turn opening, feature electric fireplace and access to both the kitchen and cellar.



KITCHEN

7'6" x 9'8" [2.30m x 2.96m]

Fitted with a range of wall and base units, part tiled walls, vinyl flooring, integrated cooker with four ring induction hob, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and dryer. UPVC tilt and turn window to the side, UPVC door to the side elevation, spotlights to the ceiling and extractor fan.

CELLAR

Currently used for storage with power and consumer unit, plus additional storage area.

FIRST FLOOR LANDING

Access through to two bedrooms and bathroom.

BEDROOM ONE

11'8" x 16'3" [3.56m x 4.97m]

UPVC tilt and turn window to the front, central heating radiator and carpeted flooring.



BEDROOM TWO

13'1" x 10'1" [3.99m x 3.09m]

UPVC tilt and turn window to the rear, central heating radiator and carpeted flooring, enjoying far reaching views across the surrounding countryside.



BATHROOM/W.C.

10'3" x 7'10" [3.14m x 2.39m]

Fitted with a panel bath with shower attachment, wash basin with mixer tap, low flush W.C. and part tiled walls. Vinyl flooring, central heating radiator, UPVC double glazed window and storage cupboard housing the gas combi boiler.



OUTSIDE

To the front, there is a buffer garden with gravelled area and concrete pathway leading to the entrance. To the rear, there is an enclosed garden with flagged patio areas, lawned section and concrete pathway leading to the side, enclosed by timber fencing and enjoying a north west facing aspect.



COUNCIL TAX BAND

The council tax band for this property is A.

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.