



£165,000

TENURE : FREEHOLD

Mill Lane, Ryhill, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Recently refurbished throughout

New flooring and internal doors

Two well-proportioned double bedrooms

Boiler and double-glazed windows approximately two years old

New kitchen and contemporary shower room

Living room with multi-fuel log burner and oak mantel

Movenowproperties.com LTD
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Properties**

Website:

Movenowproperties are pleased offer this recently refurbished two-bedroom property, ideal purchase for first-time buyers, couples or those looking to downsize. The property benefits from a newly fitted kitchen, contemporary shower room, new flooring and internal doors, together with a recently installed boiler and double-glazed windows, both approximately two years old. The accommodation includes a welcoming living room with a multi-fuel log burner, a spacious kitchen/dining room, two double bedrooms and a modern shower room. Further benefits include a fully usable cellar, a boarded loft, a generous rear garden, private driveway and detached garage.

Accommodation

Living Room

Measurements: 12'10" x 12'0" (3.92m x 3.66m)

The welcoming living room is accessed via a uPVC entrance door and features carpet flooring, a radiator and a double-glazed window overlooking the front of the property. A multi-fuel log burner with an attractive oak mantel creates a cosy focal point, while ceiling coving adds a decorative finishing touch.

Kitchen/Dining Room

Measurements: 12'11" x 12'10" (3.94 x 3.91m)

The recently fitted kitchen/dining room offers a range of wall and base units with under-cabinet lighting, complemented by wood-effect work surfaces and tiled splashbacks. Cooking facilities include a large Cookmaster range cooker with electric hob and an extractor hood above. A stainless-steel sink with drainer and mixer tap sits beneath a double-glazed rear window.

The room also benefits from a radiator, laminate flooring, plumbing for a washing machine, space for a tumble dryer and provision for an under-counter fridge and freezer. A uPVC external door with frosted glass provides access to the rear garden.

Cellar

Measurements: 12'1" x 11'4" (3.69m x 3.45m)

A useful and fully usable storage area, featuring newly laid self-levelling flooring, lighting, power and mains heating. This versatile space provides valuable additional storage or workshop.

Stairs and Landing

Carpeted stairs lead to the first-floor landing, which features a handrail and provides access to both bedrooms and the shower room.

Bedroom One

Measurements: 13'5" x 12'3" (4.09m x 3.73m)

A comfortable double bedroom featuring carpet flooring, a radiator and a double-glazed window overlooking the front of the property.

Bedroom Two

Measurements: 13'1" x 8'7" (3.99m x 2.62m)

A further double bedroom with carpet flooring, a radiator and a double-glazed window overlooking the rear garden. A useful storage cupboard provides additional space, with access to a fully boarded loft with lighting and electric points.

Modern Shower Room

Measurements: 9'3" x 6'2" (2.82m x 1.87m)

The contemporary shower room is fitted with a walk-in shower featuring a waterfall showerhead, a low-level WC and a modern vanity unit incorporating his-and-hers washbasins. The room is finished with part-tiled walls, tiled flooring, a heated towel rail and a frosted double-glazed rear window.

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Outside

Front Garden

To the front of the property is a garden with wall boundaries, providing an attractive approach to the main entrance.

Rear Garden

The rear garden offers an excellent outdoor space for relaxing and entertaining. Features include an attractive patio seating area, fenced boundaries and a lawned section. Outside electrical sockets and a water tap provide added convenience.

Private Driveway

A private driveway to the side of the property provides valuable off-road parking.

Detached Garage

The detached garage features a manual up-and-over door, lighting, power and electrical sockets, making it suitable for vehicle storage, hobbies or additional storage space.

EPC Rating: D57

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: End 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

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

Parking type: Private drive & Garage

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 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.

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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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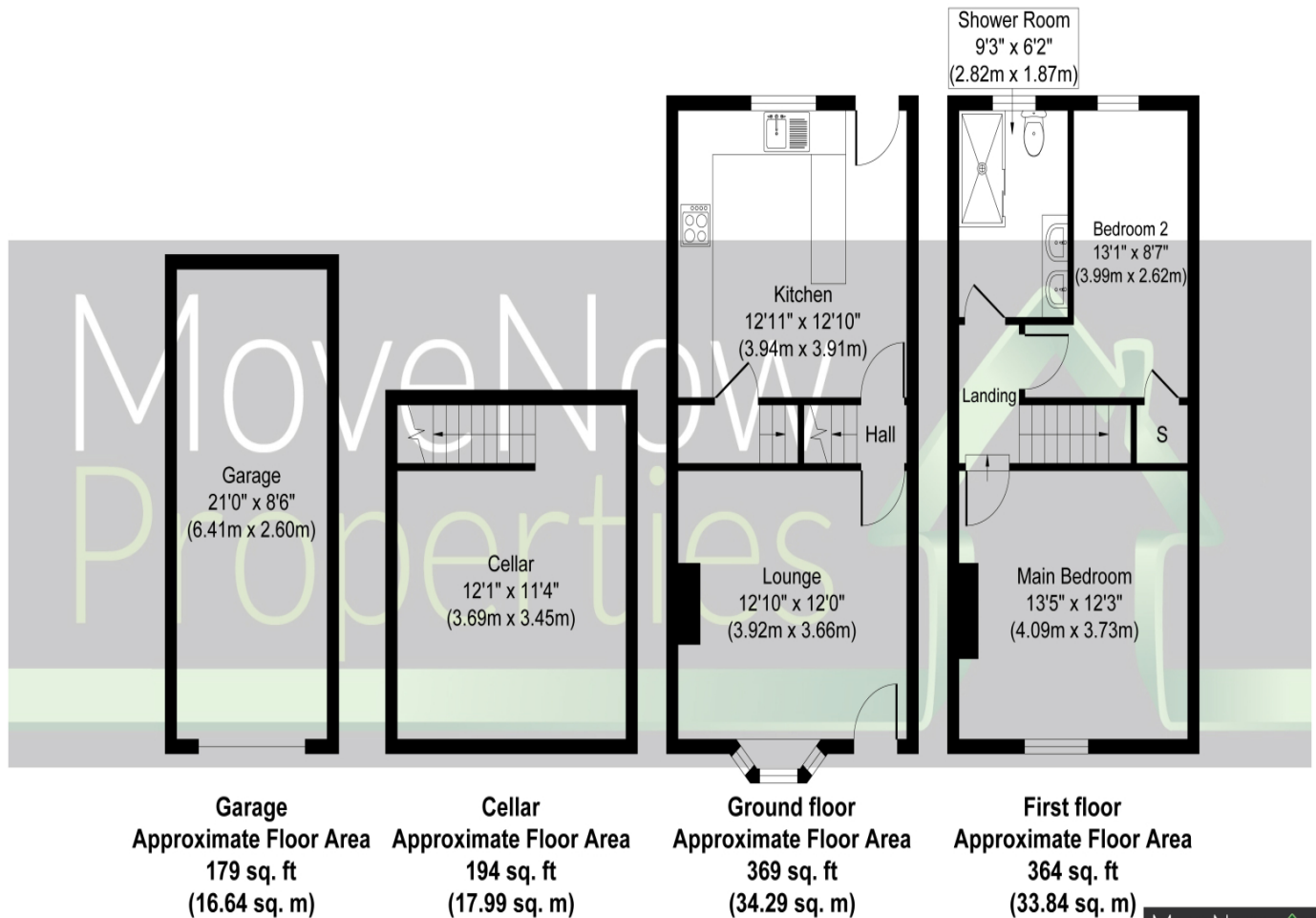




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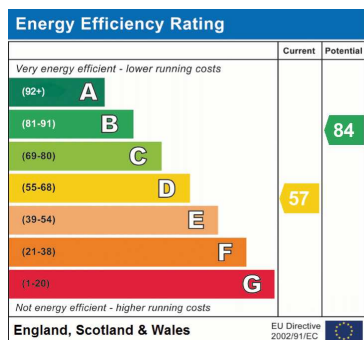


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