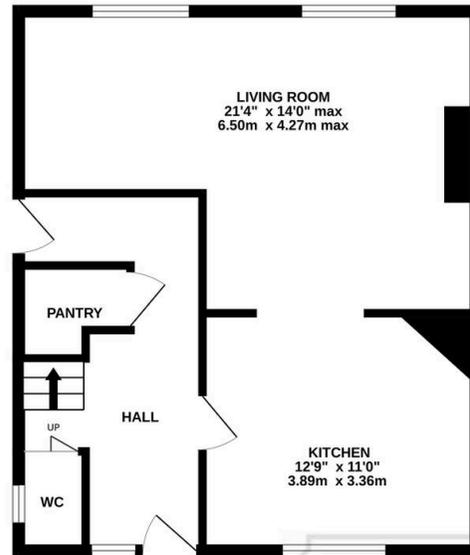




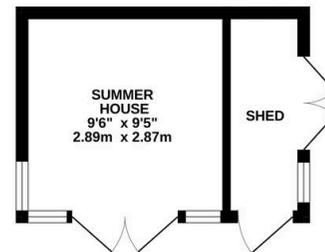
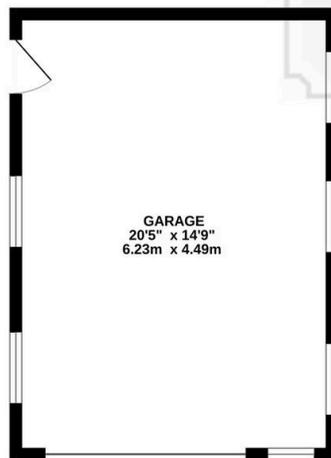
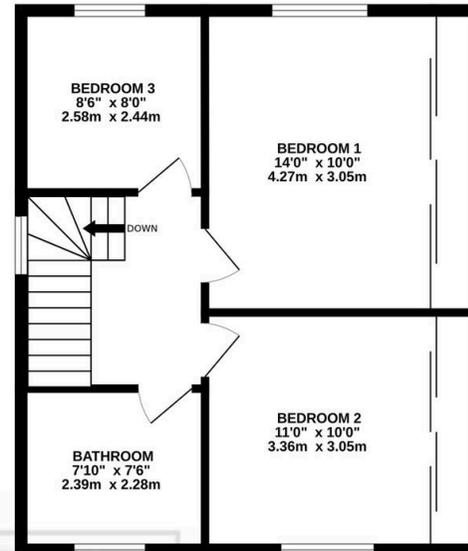
**Cow Lane, Ryhill**  
Wakefield

Offers in Region of **£170,000**

GROUND FLOOR



1ST FLOOR



COW LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Cow Lane

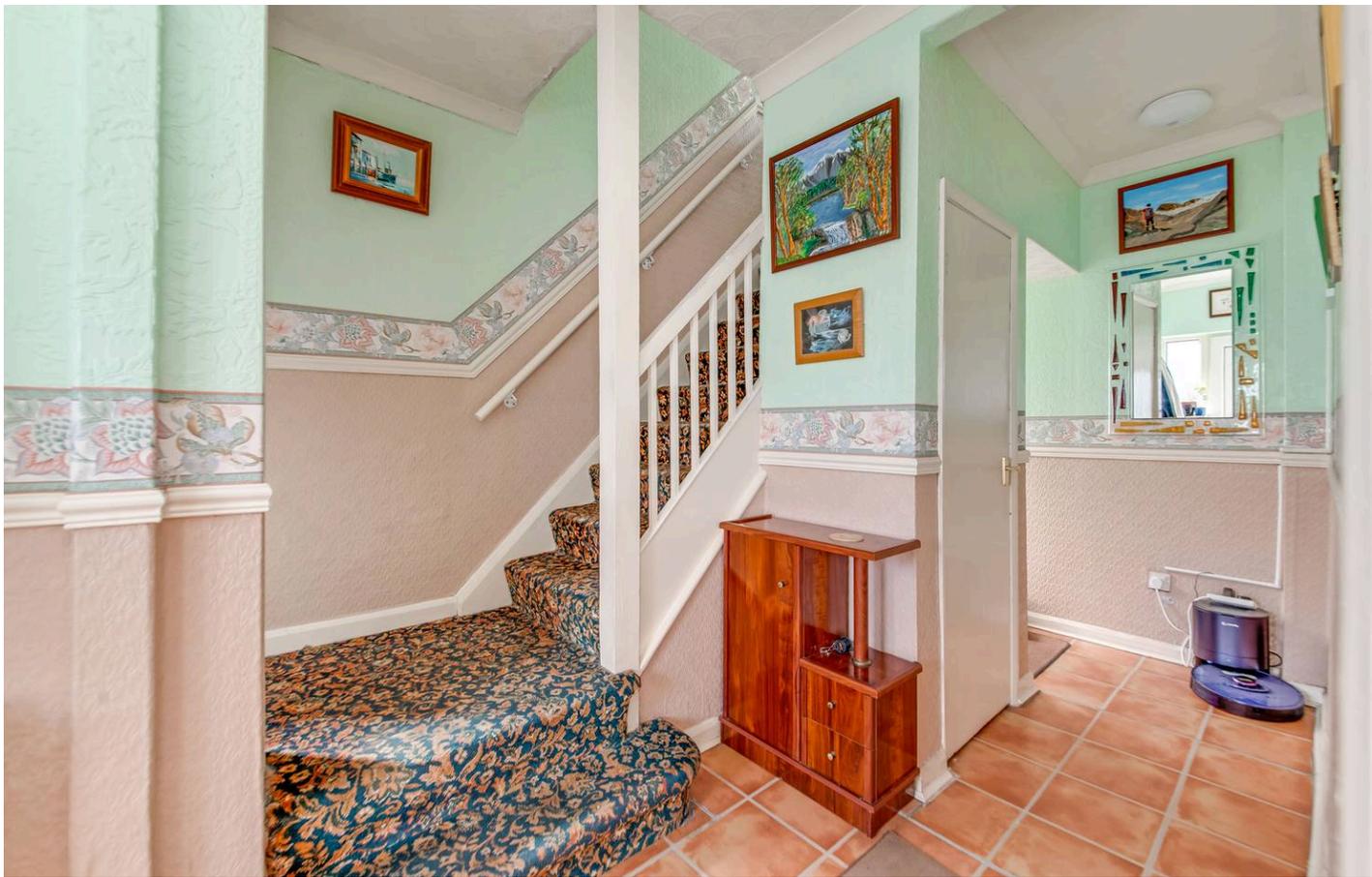
Ryhill, Wakefield

A SEMI-DETACHED, FAMILY HOME SITUATED IN THE POPULAR RESIDENTIAL VILLAGE OF RYHILL, BOASTING FANTASTIC OPEN-PLAN LIVING/DINING-KITCHEN ROOM, LOW MAINTENANCE GARDENS WITH GARAGE AND SUMMERHOUSE AND PLEASANT OPEN ASPECT VIEWS ONTO THE GREEN TO THE REAR. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND LOCATED CLOSE TO AMENITIES.

The accommodation briefly comprises of entrance hall, downstairs WC, open-plan living/dining-kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and the house bathroom. Externally there is a gated driveway to the front and a paved garden which could be utilised as further off street parking, to the rear is a low maintenance garden with various patio areas, substantial garage and summerhouse both with lighting and power.

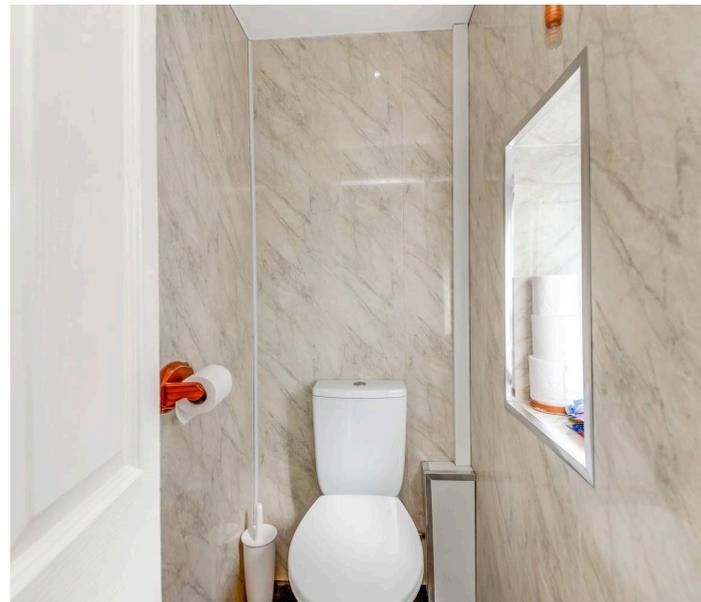
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**Simon Blyth**  
Estate Agents



### **ENTRANCE HALL**

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance hall. There is adjoining double-glazed windows with obscured glass to the front elevation providing the hallway with a great deal of natural light. The hallway features decorative coving to the ceilings, a decorative dado rail, vinyl tiled flooring and a radiator. There is a multipaneled timber and glazed door which proceeds to the open plan dining kitchen, a useful under stairs storage cupboard, a double-glazed PVC door with obscured glazed inserts to the side elevation and there are two ceiling light points. Additionally, a staircase rises to the first floor with wooden banister and spindle balustrade and there are concertina multipaneled doors which proceed to the downstairs W.C.



### **DOWNSTAIRS W.C.**

The downstairs W.C. features a low-level W.C. with push button flush. There are panelled walls, a panelled ceiling with inset spotlighting and a double-glazed window with obscured glass to the side elevation.

## OPEN PLAN DINING KITCHEN AND LIVING ROOM

### KITCHEN

12' 9" x 11' 0" (3.89m x 3.36m)

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over, which incorporate a composite sink and drainer unit with a mixer tap above. There is a bank of double-glazed windows to the front elevation providing the room with a great deal of natural light, attractive laminate flooring and a central ceiling light point. The kitchen is equipped with built in appliances which include a four-ring ceramic induction hob with cooker hood over and a built-in electric fan assisted oven. There is plumbing and provisions for an automatic washing machine, a tumble dryer and space for a tall standing fridge and freezer unit. There are tiled walls, display cabinets with leaded detailing and under unit lighting.





### OPEN PLAN DINING KITCHEN AND LIVING ROOM

#### LIVING ROOM

21' 4" x 14' 0" (6.50m x 4.27m)

This fabulous, proportioned space enjoys a great deal of natural light that cascades through the two banks of double-glazed windows to the rear elevation. The living dining area features decorative coving to the ceilings, a decorative dado rail and a radiator. There is a useful floor to ceiling fitted cupboard which houses the combination boiler and the focal point of the room is the electric wall mounted fire with decorative stone mantel surround which is set upon a raised fossil marbled hearth.



## LANDING

Taking the kite winding staircase from the entrance hall you reach the first-floor landing which features a decorative dado rail and decorative coving to the ceilings. There is a wooden banister with spindle balustrade over the stairwell head, laminate flooring and multipaneled doors provide access to three bedrooms and the house bathroom. There is a double-glazed window to the side elevation, a ceiling light point and a loft hatch which provides access to a useful attic space.

## BEDROOM ONE

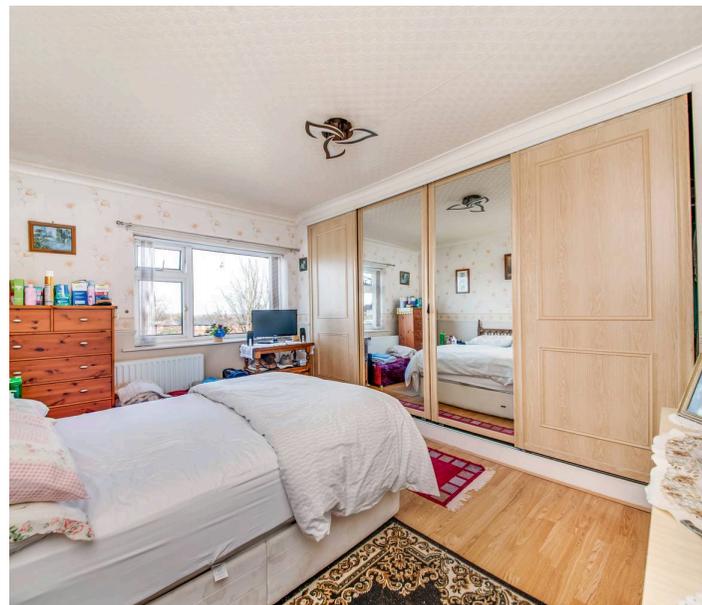
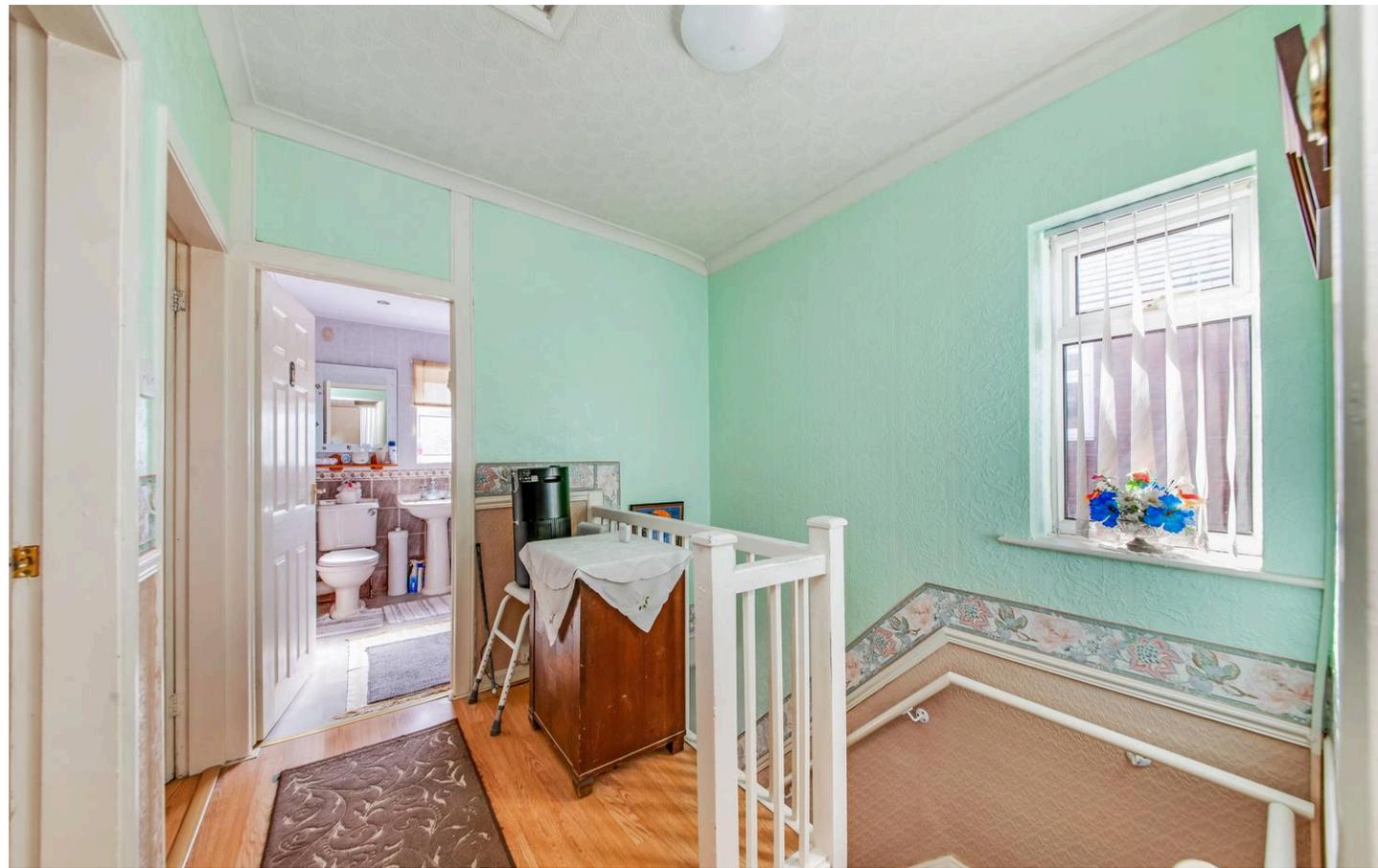
14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom one is a light and airy, generously proportioned double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which provides a pleasant view onto the green. There is decorative coving to the ceilings, a decorative ado rail, a central a ceiling light point and a radiator. The principal bedroom features laminate flooring and wall to wall fitted wardrobes with sliding doors which have hanging rails and shelving in situ.

## BEDROOM TWO

11' 0" x 10' 0" (3.36m x 3.05m)

Bedroom two is a light and airy double bedroom with ample space for free standing furniture. There is decorative coving to the ceilings, a decorative dado rail, laminate flooring and a central ceiling light point. Additionally, there is a bank of double-glazed windows to the front elevation providing the room with a great deal of natural light, a radiator and wall to wall fitted wardrobes with sliding mirrored doors which have shelving and hanging rails in situ.





### **BEDROOM THREE**

8' 6" x 8' 0" (2.58m x 2.44m)

Bedroom three can accommodate a three-quarter bed with ample space for free standing furniture or perhaps be utilised as a home office or nursery. There is a bank of double-glazed windows to the rear elevation which takes advantage of the pleasant views across the green. There is laminate flooring, a ceiling light point and a radiator.

### **HOUSE BATHROOM**

7' 10" x 7' 6" (2.39m x 2.28m)

The house bathroom features a four-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and with a separate handheld attachment, a corner inset bath with a shower head mixer tap, a pedestal wash hand basin and a low-level W.C. with push button flush. There are tiled walls, vinyl tiled flooring, a panelled ceiling with inset spotlighting, a double-glazed window with obscured glass to the front elevation and an anthracite horizontal ladder style radiator.



## EXTERNAL

Externally to the front the property features a low maintenance enclosed garden space which features gates leading onto a flagged driveway providing off street parking for multiple vehicles. The front garden is laid predominantly with gravel and paving, and the flags continue down the side of the property to the rear garden. There is an external tap and a security light to the side elevation. Following the flagged patio down the side of the property you reach the fabulous rear garden, which is particularly spacious and low maintenance, with various patio areas ideal for alfresco dining and barbequing. There is a timber canopy providing shelter and there are further external plug points and an external tap. There are various out buildings currently in situ, such as a workshop with adjoining shed and a substantial garage.



**PROPERTY VIEWING NOTES -**

## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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## Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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