**School Lane,Ryhill WAKEFIELD WF4 2DW**

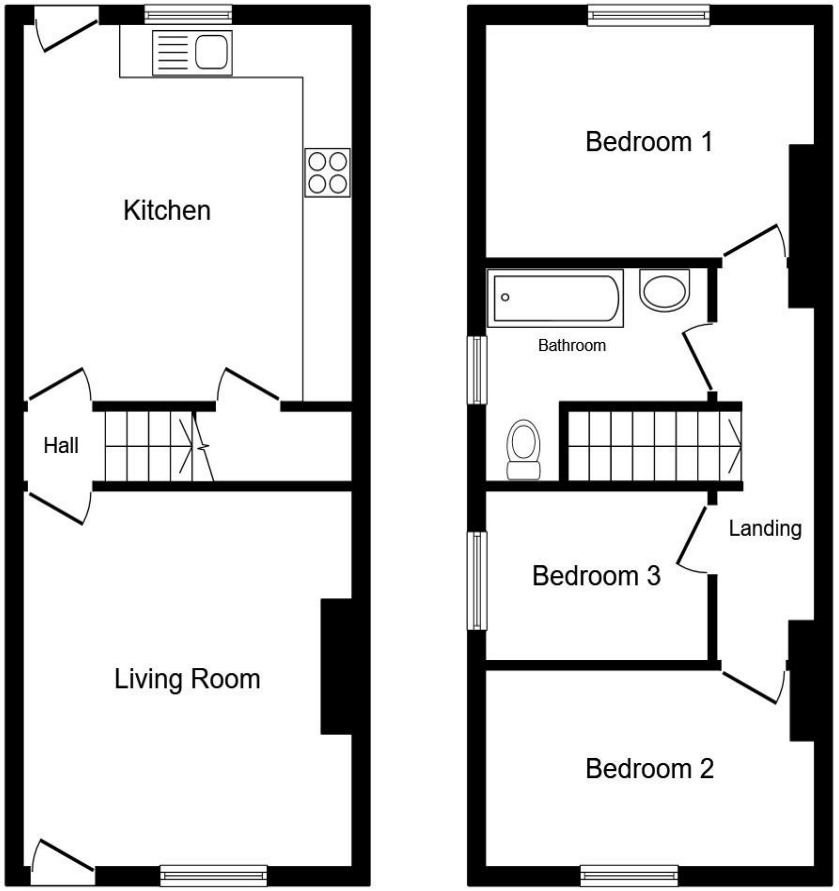
william h brown

***welcome to***

# School Lane, Ryhill WAKEFIELD

9 School Lane, Ryhill, Wakefield, WF4 2DW

Charming Village Home in a Popular Residential Location




**Ground Floor** **First Floor**

Total floor area 75.8 m² (816 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## Kitchen
14' 1" max x 13' max ( 4.29m max x 3.96m max )

## Living Room
13' 1" max x 13' max ( 3.99m max x 3.96m max )

## Bedroom 1
13' max x 8' 1" max ( 3.96m max x 2.46m max )

## Bedroom 2
13' max x 7' 1" max ( 3.96m max x 2.16m max )

## Bedroom 3
8' max x 6' max ( 2.44m max x 1.83m max )

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# School Lane, Ryhill WAKEFIELD

- Spacious lounge
- Kitchen/dining area
- Generous bedrooms
- Family bathroom
- Driveway/off-road parking (subject to verification)

Tenure: Freehold EPC Rating: E
Council Tax Band: A

Awaiting Photograph

# £140,000

**view this property online** williamhbrown.co.uk/Property/WAK128542

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
WAK128542 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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