



**Hammerton Farm Avenue, Ryhill Wakefield WF4 2QZ**

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## **Hammerton Farm Avenue, Ryhill Wakefield**

Guide price £210,000-£220,000. Welcome to the market this 3 bedroom semi detached property is the semi-rural area of Ryhil, Wakefield! This home is an ideal for first time buyers or small families!

### **Buyers Aml Fee**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Lounge**

10' 5" max x 14' max ( 3.17m max x 4.27m max )

### **Kitchen**

8' 2" max x 13' 1" max ( 2.49m max x 3.99m max )

### **Utility Room**

8' 7" max x 5' max ( 2.62m max x 1.52m max )

### **Bedroom One**

11' 1" max x 12' 5" max ( 3.38m max x 3.78m max )

### **Bedroom Two**

12' 4" max x 12' max ( 3.76m max x 3.66m max )

### **Bedroom Three**

10' 7" max x 7' 9" max ( 3.23m max x 2.36m max )

### **Bathroom**





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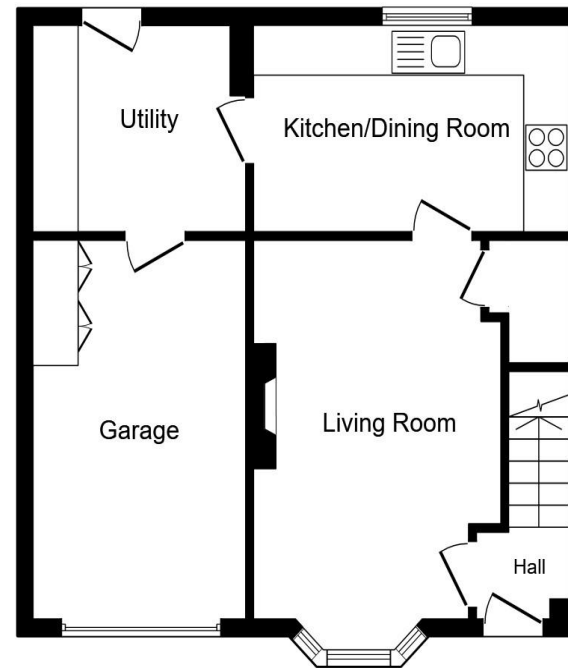
- Guide Price £210,000-£220,000
- 3 bedroom semi detached home
- Family bathroom and en suite
- Off street parking and rear garden spae
- Great local amenities near by

Tenure: Freehold EPC Rating: C

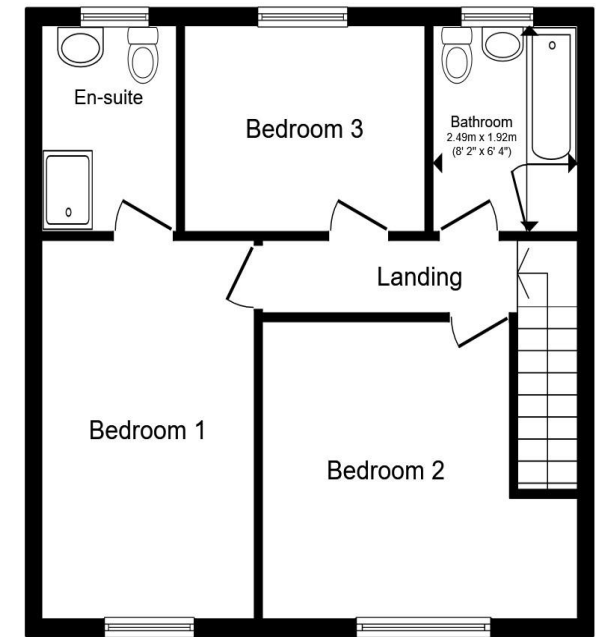
Council Tax Band: C

guide price

**£210,000**



**Ground Floor**



**First Floor**

Total floor area 102.2 m<sup>2</sup> (1,100 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](http://www.propertybox.io)

  
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Property Ref:  
WAK127803 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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