



£145,000

TENURE : FREEHOLD

Station Road, Ryhill, Wakefield, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Fully refurbished throughout to a high standard

Stunning oak herringbone flooring throughout the ground floor

Stylish living accommodation

Two well-proportioned bedrooms

Modern kitchen with Capri quartz work surfaces

Additional boarded loft space with ladder access

Movenowproperties.com LTD
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01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this beautifully refurbished and immaculately presented home, finished to a high standard throughout. Offering stylish open-plan living, high-quality fixtures and fittings, and stunning outdoor space, this property is ideal for buyers seeking a modern home ready to move straight into.

Entrance / Living Area

Measurements: 12'4" x 10'10" (3.75m x 3.31m)

A striking and contemporary entrance space featuring a composite front door and double-glazed window to the front with bespoke built-in blinds. The area opens into a modern living space, complete with anthracite column radiator and elegant solid oak herringbone flooring, which continues throughout the property. Stairs lead to the first floor, with an open flow into the kitchen/dining area.

Kitchen / Dining Room

Measurements: 12'2" x 11'0" (3.72m x 3.35m)

A stunningly presented and thoughtfully designed space, fitted with a range of modern wall and base units complemented by Capri quartz work surfaces and matching upstands. Features include an integrated washing machine, integrated waste bins, electric hob with cooker hood above, and inset sink with mixer tap and drainage grooves. A double-glazed window with bespoke built-in blinds to the rear showcases beautiful open views, while a composite door with frosted glass provides access to the enclosed garden. There is also useful under-stairs storage accommodating a freestanding fridge / freezer.

Stairs and Landing

With handrail, the landing provides access to both bedrooms and the bathroom.

Bedroom One

Measurements: 12'4" x 10'10" (3.77m x 3.29m)

A spacious double bedroom located to the front, featuring herringbone oak flooring, a modern column radiator, and a double-glazed window with bespoke built-in blinds. A useful built-in storage cupboard with hanging rail provides practical wardrobe space.

Bedroom Two

Measurements: 11'0" x 5'7" (3.35m x 1.71m)

A well-proportioned second bedroom with a double-glazed window with bespoke built-in blinds overlooking the rear, offering far-reaching scenic views. Finished with herringbone wood flooring and a stylish vertical column radiator. This room also provides access to the loft via fitted loft ladders.

Loft Space

Accessed via loft ladders, the loft is fully boarded, creating a highly useful additional storage area.

Bathroom

Measurements: 8'0" x 6'6" (2.43m x 1.98m)

A modern and well-appointed shower room, fitted with a contemporary suite and designed with both style and functionality in mind. The space features a walk-in shower with a waterfall shower head, a low-flush WC, a heated towel rail, and a wash basin set within a sleek, modern vanity unit. The room is finished with floor tiling and partially tiled walls, creating a clean and stylish look.

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Outside

To the front of the property is on-street parking.

To the rear is a beautifully presented and well-maintained garden, featuring an Indian stone patio leading to a raised decked seating area and lawn. With fenced boundaries, the garden offers multiple pleasant seating areas along with attractive views towards Ryhill reservoir. There is also a useful bike store.

Please note, there is a pedestrian right of access for two neighbouring properties through the garden for bin access.

PLEASE NOTE - The garden is not currently on the title and this would need to be registered when a buyer completes on the purchase of the property. Please contact us for more details on this.

Local Area

Situated in a well-connected residential area, the property benefits from easy access to a range of local amenities including shops, schools, and leisure facilities. Excellent transport links make it ideal for commuting to surrounding towns and cities. The area is also well known for its nearby countryside and scenic walks, including those around Ryhill reservoir, offering a perfect balance of convenience and outdoor lifestyle.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Mid 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

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

Parking type: On-Street Parking

Building safety N/A

Restrictions N/A

Rights and easements: Neighbouring properties have a pedestrian the right of way

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.

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Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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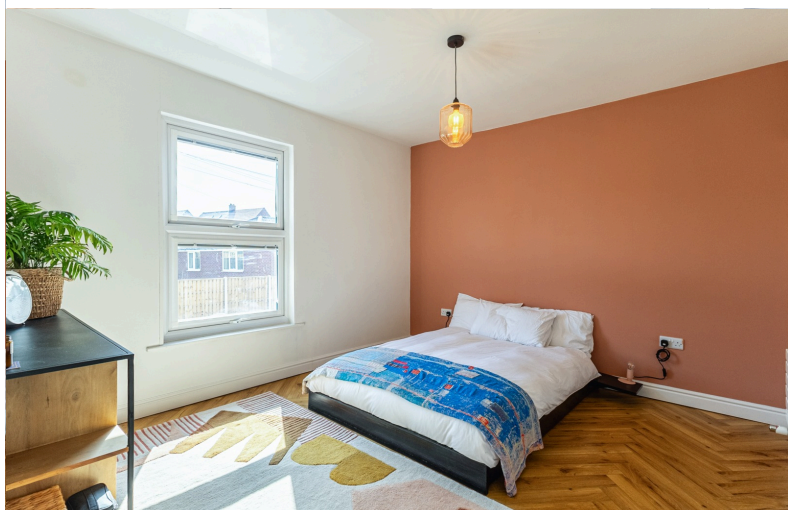
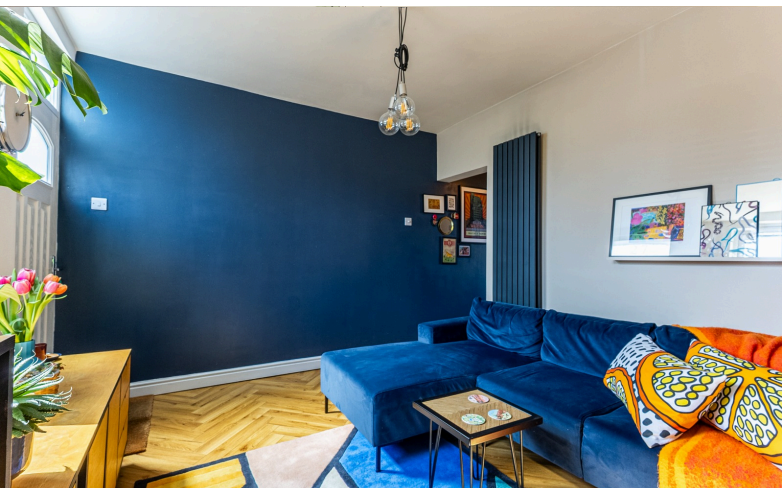
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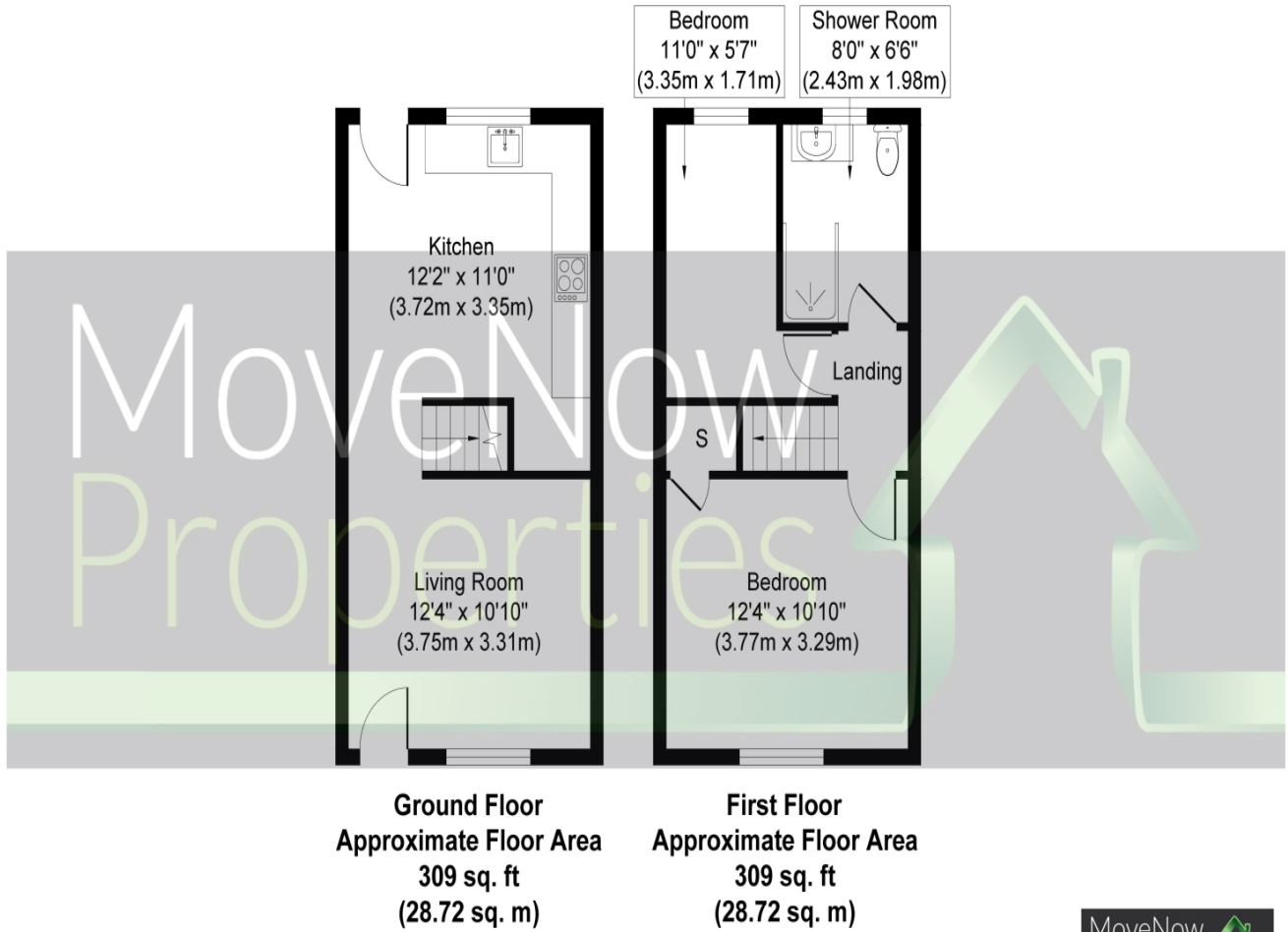


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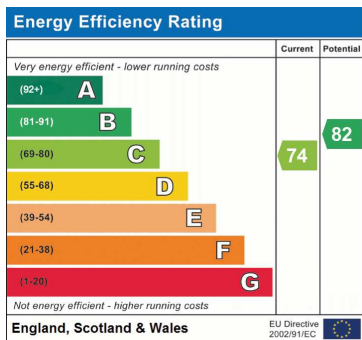






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