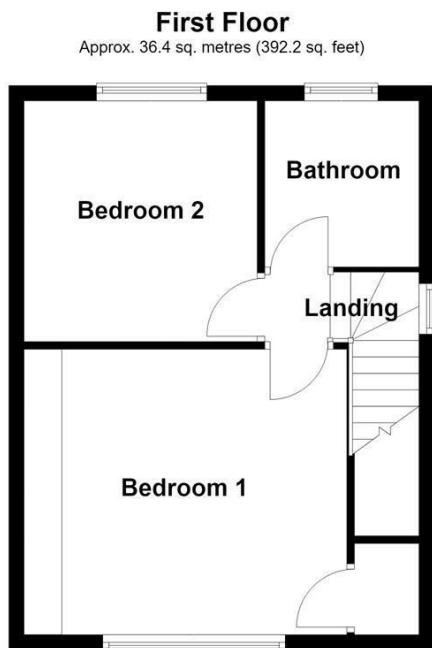
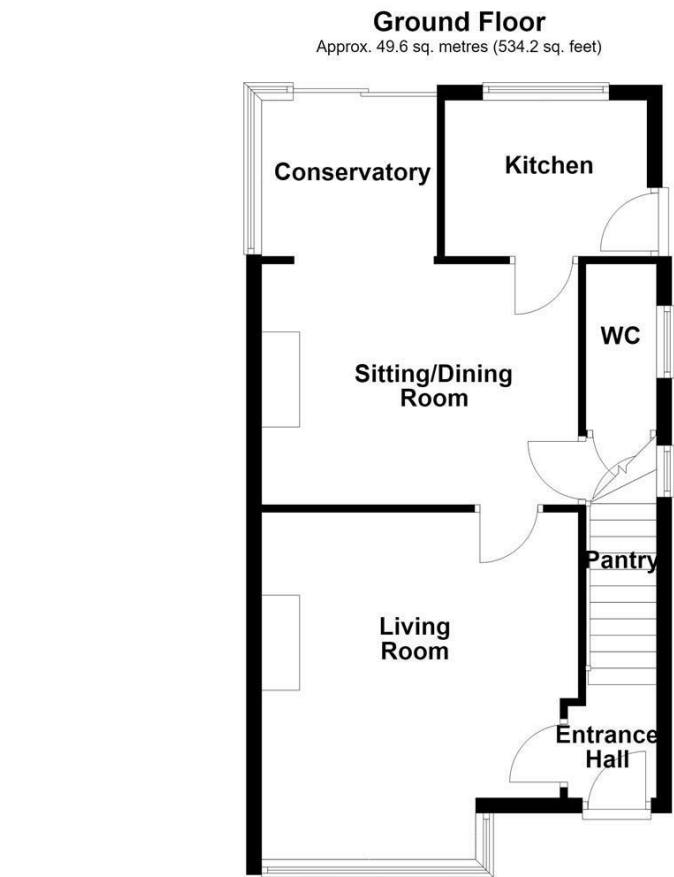




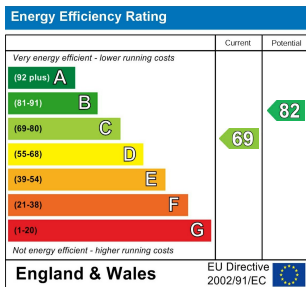
Total area: approx. 86.1 sq. metres (926.4 sq. feet)

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Pontefract & Castleford office 01977 798844
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and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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7 Mill Lane, Ryhill, Wakefield, WF4 2AL

For Sale Freehold £195,000

A superb opportunity to purchase this recently renovated two bedroom semi detached home, ideally situated on the southern side of the popular village of Ryhill.

The property is approached through double cast iron gates, opening onto a tarmac driveway extending along the side of the property and providing ample off road parking for several vehicles. To the front is an attractive lawned garden with borders, while a covered timber entrance porch leads to the front door. The accommodation opens into a welcoming entrance hall with a staircase rising to the first floor landing and access into the spacious living room. This impressive reception room enjoys a bay window overlooking the front aspect and features a marble fireplace, creating an attractive focal point. A doorway leads through to the second reception room, currently utilised as a sitting/dining room, which benefits from a feature archway opening into the conservatory overlooking the beautifully landscaped rear garden. The dining room also provides access to both the kitchen and the inner hallway. The kitchen benefits from an integrated cooker and hob, a fridge and space for a washing machine. The inner hallway gives access to a useful pantry cupboard and a contemporary downstairs WC with sink and vanity unit, completing the ground floor accommodation. To the first floor, the landing serves two generously proportioned double bedrooms. Bedroom One benefits from fitted wardrobes together with a separate walk-in wardrobe positioned opposite. The accommodation is complemented by a stylish, modern three-piece house bathroom. Externally, the tarmac driveway continues along the side of the property to a single attached garage, fitted with a manual up-and-over door and benefiting from power. A timber side door provides access to a separate coal store, also with power, while a timber gate leads into the rear garden. The landscaped rear garden features an attractive lawn with a central paved pathway, bordered by established planted beds to one side and a raised timber edged woodchip border to the other. At the rear of the garden is a substantial brick built outbuilding with dual-aspect timber single-glazed windows and a timber entrance door. Benefiting from power, this versatile space offers excellent potential for a workshop. A paved area is in front of the patio doors and a further pebbled area sits immediately in front of the outbuilding, providing an ideal space for outdoor dining and entertaining. The rear garden is fully enclosed, offering both privacy and security.

The property is conveniently located within walking distance of local amenities and well-regarded schools. Excellent public transport links provide regular bus services to Wakefield city centre and Barnsley, while Junction 38 of the M1 motorway is only a short drive away, making this an ideal location for commuters seeking a semi-rural setting without compromising on accessibility.

Only a full internal inspection will reveal everything this beautifully presented home has to offer. Early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

A front entrance door leads into the welcoming entrance hall, featuring a central heating radiator, staircase with handrails rising to the first floor landing, and a door providing access into the living room.

LIVING ROOM

14'4" x 13'8" [max] x 12'10" [min] [4.39m x 4.18m [max] x 3.93m [min]]
A UPVC double glazed bay window overlooks the front garden, allowing plenty of natural light into the room. The room benefits from two central heating radiators, coving to the ceiling, a decorative ceiling rose, and a wall light. A feature electric fire with a marble hearth, matching inset and surround creates an attractive focal point, while a further central heating radiator is positioned to the opposite side of the room. A door leads through to the sitting/dining room.



SITTING/DINING ROOM

10'3" x 13'8" [3.14m x 4.17m]
This spacious second reception room benefits from a central heating radiator, a fitted display shelf to the left hand side of the chimney breast, and a feature archway opening into the conservatory. A UPVC double glazed door provides access into the kitchen, while a further door leads into the inner hallway. An electric fire with a decorative tiled inset, solid stone surround and solid timber mantel provides a charming focal point.

CONSERVATORY

7'6" x 6'10" [2.30m x 2.09m]
Constructed with UPVC double glazed windows to two sides, the conservatory also features

UPVC double glazed sliding patio doors opening onto the landscaped rear garden. Further benefits include a central heating radiator, wall light and power points.



KITCHEN

6'1" x 8'9" [1.87m x 2.67m]
Fitted with a range of wall and base units complemented by laminate work surfaces and fully tiled walls, the kitchen incorporates a stainless steel single drainer sink with mixer tap, integrated oven and grill with a four ring gas hob and cooker hood above, and an integrated fridge. There is plumbing for a washing machine with additional worktop space alongside. A UPVC double glazed window overlooks the rear garden, while a UPVC double glazed door provides access to the side of the property. The kitchen also benefits from a central heating radiator.



INNER HALLWAY

The inner hallway features a UPVC double glazed frosted window to the side elevation and doors providing access to the pantry cupboard and downstairs WC.

PANTRY

The pantry cupboard houses the wall mounted combination boiler and benefits from a laminate work surface with fitted shelving below and power points.

DOWNSTAIRS W.C.

5'8" x 2'8" [1.73m x 0.82m]
Fitted with a contemporary two piece suite comprising a concealed cistern low flush WC and wash hand basin with chrome mixer tap set above a high gloss vanity unit. The walls are finished with UPVC cladding, complemented by inset spotlights, a chrome heated towel radiator and a UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

The landing benefits from loft access, a UPVC double glazed window overlooking the side elevation, and doors providing access to two bedrooms and the modern house bathroom.

BEDROOM ONE

12'2" x 11'7" [3.73m x 3.54m]
Fitted with a comprehensive range of wardrobes with storage cupboards above extending to the ceiling, the room also benefits from a central heating radiator and a UPVC double glazed window overlooking the front elevation. A further door provides access to a walk in wardrobe offering additional hanging and storage space with lighting.



BEDROOM TWO

10'0" x 10'4" [3.07m x 3.17m]
This double bedroom benefits from a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BATHROOM

6'9" x 6'5" [2.08m x 1.97m]
Fully tiled throughout and fitted with a modern three piece suite comprising a panelled bath with fully tiled surround, glazed shower screen, chrome mixer tap and separate mixer shower above, pedestal wash hand basin with chrome mixer tap, and a low flush WC. The room also benefits from inset spotlights, extractor fan, chrome heated towel radiator and a UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

The property is approached through double cast iron gates opening onto a tarmac driveway extending down the side of the property, providing ample off road parking for several vehicles. To the front is an attractive lawned garden with borders to all sides and a concrete pathway leading to the covered timber entrance porch with a tiled roof. The landscaped rear garden enjoys a paved seating area immediately outside the conservatory, leading onto an attractive lawn with mature planted borders to the left and a raised woodchip border to the right. Mature shrubs provide excellent privacy. To the rear of the garden is a built outhouse with two timber single glazed windows enjoying a dual aspect and a timber entrance door. The outhouse benefits from power. A pebbled patio area sits in front of the outbuilding, providing an excellent space for outdoor entertaining. The original coal store also benefits from power. The rear garden is fully enclosed by brick built walls to two sides and wire fencing to the third. A paved pathway runs alongside the lawn and woodchip border, while an external water supply is conveniently located beneath the kitchen window.



GARAGE

15'9" x 8'2" [4.81m x 2.50m]
Fitted with a manual up-and-over door, the garage benefits from power, an external security light, a UPVC double glazed frosted window to the rear, and a timber side access door leading to the original coal store. The coal store also benefits from power. A timber gate provides access into the enclosed rear garden.

COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.