

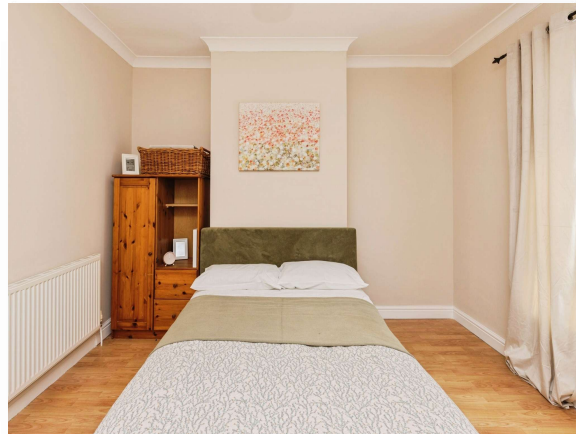


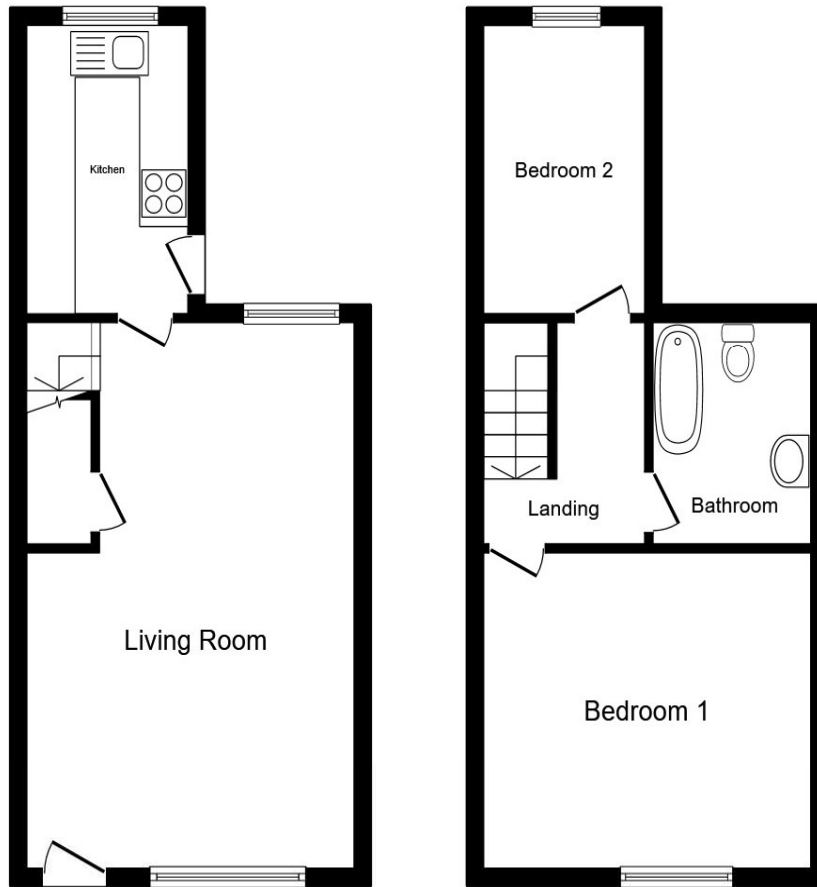
**Quarry Mount, Ryhill Wakefield WF4 2AQ**

**welcome to**

**Quarry Mount, Ryhill Wakefield**

Well Presented Two Bedroom Mid Terrace Home. Situated in the popular village of Ryhill. To arrange your viewing, contact William H Brown Wakefield today.





**Ground Floor**

**First Floor**

**Lounge**

21' 6" max x 12' 5" max ( 6.55m max x 3.78m max )

**Kitchen**

10' 9" max x 6' max ( 3.28m max x 1.83m max )

**Bedroom One**

12' 5" max x 12' 2" max ( 3.78m max x 3.71m max )

**Bedroom Two**

11' 2" max x 6' 7" max ( 3.40m max x 2.01m max )

**Bathroom**

Total floor area 65.0 m<sup>2</sup> (700 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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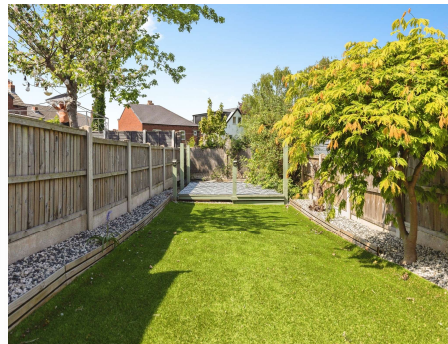
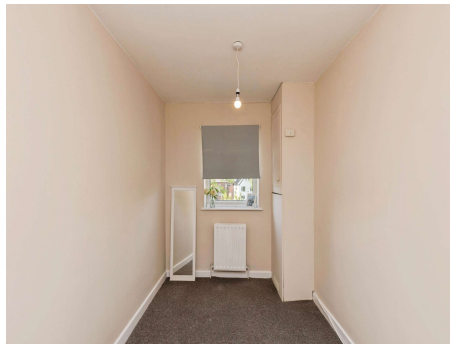
## Quarry Mount, Ryhill Wakefield

- Two bedroom mid-terrace property
- Ideal first-time buyer or professionals
- Convenient village location
- Practical, well-laid-out accommodation
- Excellent access to local amenities and transport links

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

offers in the region of

**£125,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128187](https://williamhbrown.co.uk/Property/WAK128187)



Property Ref:  
WAK128187 - 0003

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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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