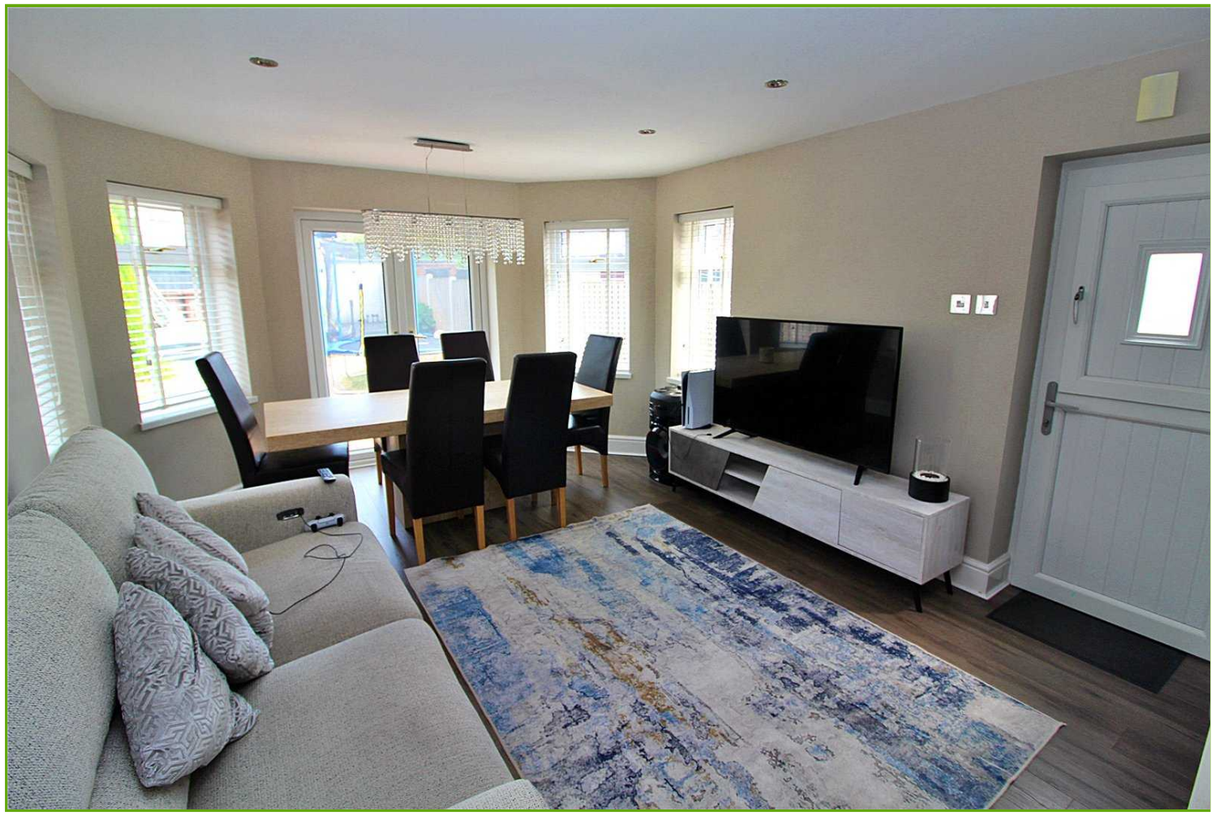
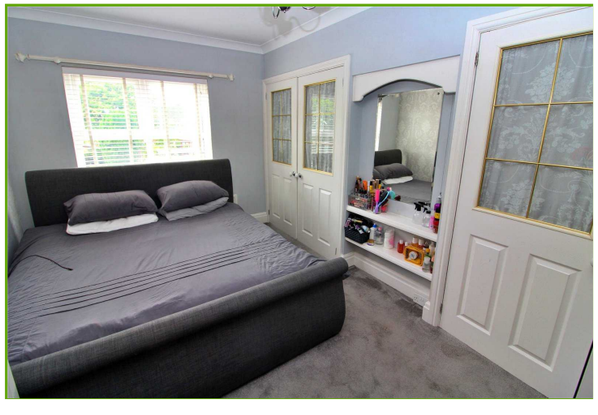
















Common Ing Lane, Ryhill,
Wakefield, West Yorkshire, WF4

Asking Price: £270,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

Common Ing Lane, Ryhill, Wakefield, West Yorkshire, WF4

Asking Price: £270,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Wakefield Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An attractive and very spacious semi detached family property offering extended accommodation and being located within this semi-rural area which is conveniently placed for amenities and the road networks. The property is particularly well appointed and also has a double width drive and a generous garden to the rear, we strongly recommend an internal viewing.

Entrance Hall
Front entrance door, radiator, staircase to the first floor.

Living Room
13'7" x 14'2" (4.14m x 4.32m)
Media wall which incorporates a modern electric fire, recessed cupboards, radiator, double glazed window to the front.

Kitchen
13'11" x 10'11" (4.24m x 3.33m)
A stunning kitchen with high gloss units and a central island. Integrated oven, microwave/grill, dishwasher, fridge, freezer and 5 ring induction hob. Good size store cupboard under the stairs. Open to:

Family/Dining Room
11'6" x 15'11" (3.5m x 4.85m)
An excellent sized and versatile room, with radiator, side entrance door and French doors leading out to the rear garden.

Cloakroom/wc
WC and wash basin

Landing

Bedroom 1
8'10" (2.68) to robes x 14'4" (4.36)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

Bedroom 2
8'1" x 11'1" (2.46m x 3.38m)
Radiator, double glazed window to the rear.

Bedroom 3
8'9" x 7'8" (2.67m x 2.34m)
Radiator, double glazed window to the rear.

Bathroom
6'3" x 6'3" (1.9m x 1.9m)
White suite comprising a bath with shower over, wash basin and wc. Heated towel rail, double glazed window to the side.

2nd floor landing

Bedroom 4
12'3" (3.73) ave x 11'9" (3.58) ave
2 Velux windows, radiator, fitted cupboard, eaves storage

Gardens
Gated block paved double width driveway to the front providing ample off street parking. Generous enclosed rear garden with block paved patio, decking and outside store.

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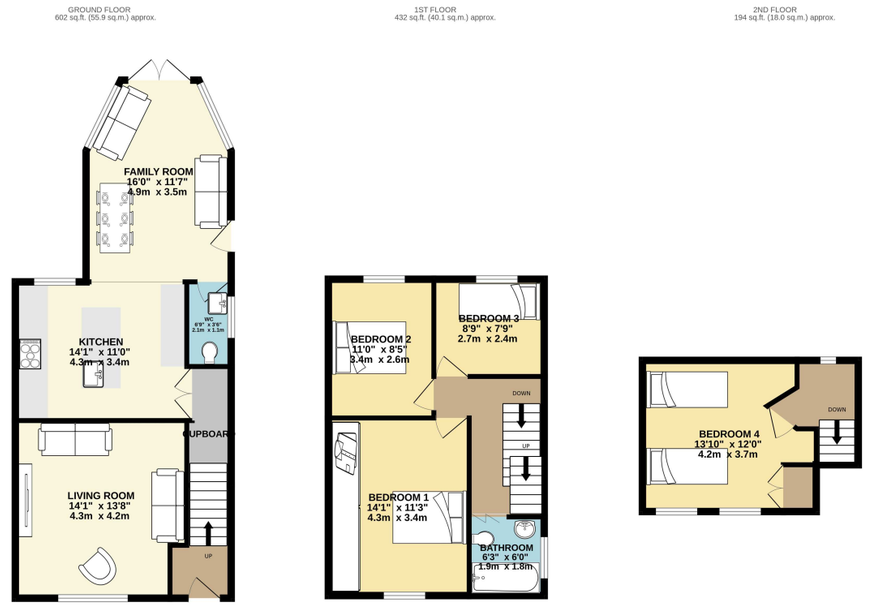
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error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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