

whitegates



Mill Lane, Ryhill, WF4



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EPC

To be confirmed

Asking Price: £150,000

Freehold



- Well-presented terrace property
- Two spacious double bedrooms (both with fitted wardrobes)
- Entrance Porch leading into Living Room
- Dining Room
- Fitted Kitchen
- Garage with electric door & workshop plus off-street parking
- Spacious Bathroom with four-piece suite
- Front Garden & Rear Courtyard
- Boiler Fitted June 2025
- Windows Installed September 2019
- Village location near Wakefield
- Good road and rail connections
- No onward chain sale

Council Tax Band: A

An excellent opportunity to acquire this well-presented two-bedroom terraced home in the popular village of Ryhill, offering modern, move-in ready accommodation suited to first-time buyers, investors and downsizers.

The property had a new boiler installed in June 2025 and new windows in September 2019. The spacious accommodation comprises of Entrance Hall, Living Room, Dining Room, Kitchen and downstairs cloakroom. The first floor has two double bedrooms (both with fitted wardrobes) and a spacious bathroom with 4-piece suite.

Externally, the home benefits from the rare advantage of a garage with electric door and workshop. Laned front garden and courtyard to the rear. Ideally positioned for access to local amenities, schools and transport links, with convenient routes into Wakefield and beyond, this property combines village living with everyday practicality and is offered with no onward chain.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

