



CROWN

ESTATE AGENTS

Station Road, Ryhill



£800 Per Month



3



1



1



59

Close to local amenities and with easy access to transport links, this property provides the perfect balance of tranquillity and convenience.

Don't miss the opportunity to make this house your home. Book a viewing today and experience the charm and character that this property has to offer.



- Desirable location within this sought after village.
- Ideal first time buyer home. Would benefit from some basic updating.
- Entrance porch, front facing lounge
- Dining kitchen with fitted units
- Two bedrooms and bathroom with four piece suite to the first floor
- Attic bedroom having extensive open views to the rear
- Terraced rear garden, buffer garden to the front.
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Porch

5'2" x 2'8" (1.58 x 0.83)

With a modern composite and glazed external door into, uPVC windows and with a timber and glazed inner door to the

Lounge

12'5" x 11'0" (3.80 x 3.36)

Front facing uPVC window, ornamental fire surround in timber, stainless steel and pebble feature, coved ceiling and central heating radiator. Inner lobby with central heating radiator and stairs off to the first floor leading through to the

Dining Kitchen

12'5" x 11'1" (3.80 x 3.39)

With a range of fitted units including base cupboards and drawers with laminate working surfaces over, inset single drainer stainless steel sink, wall cupboards. Plumbing for an automatic washing machine, built in oven and 4 ring gas hob with pull out hood over, rear facing uPVC window, central heating radiator, under stairs store cupboard off and half glazed, composite external door to the rear garden.

First Floor Landing

Bedroom 2

12'5" x 8'0" max (3.79 x 2.45 max)

Good size double bedroom with front facing uPVC window, built in cupboard and central heating radiator.

Bedroom 3

11'1" x 5'8" (3.39 x 1.75)

A useful single bedroom with commanding open views through the rear facing uPVC window, central heating radiator.

Bathroom

7'10" x 6'1" (2.39 x 1.87)

With four piece suite of panelled bath, low level flush WC, pedestal wash hand basin and quadrant shower cubicle with plumbed in shower and tiled walls. Part tiled remainder, chrome ladder style towel warmer and rear facing uPVC opaque window.

Second Floor Landing

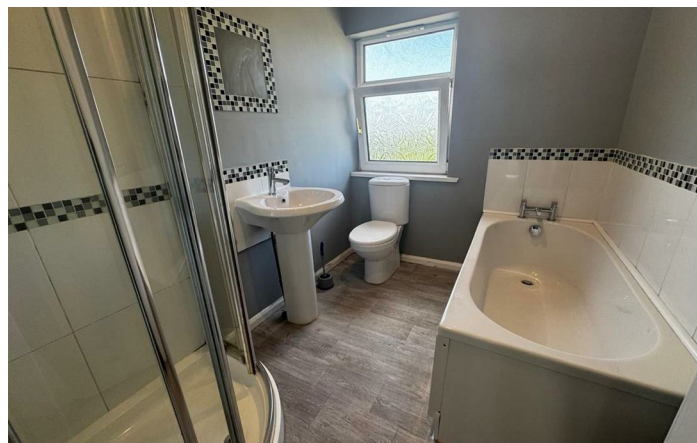
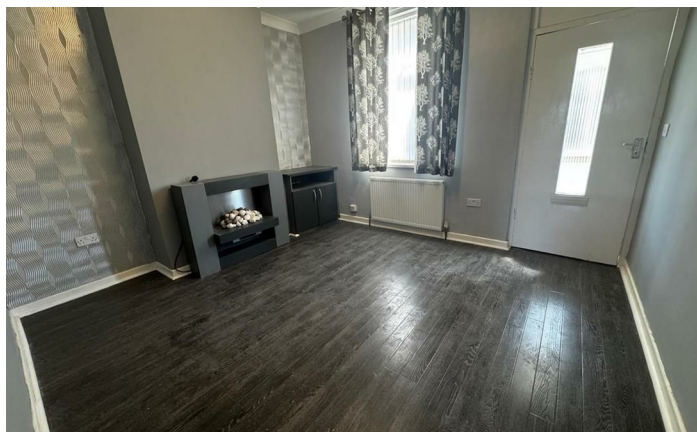
Bedroom 1

17'7" x 11'6" max (5.38 x 3.53 max)

Generous double bedroom to the second floor with extensive open views to the rear through the uPVC window, some fitted furniture, under eaves access and central heating radiator.

External

Small buffer garden to the front with gated access to the property. Terraced rear garden, mainly paved with open views across farmland.



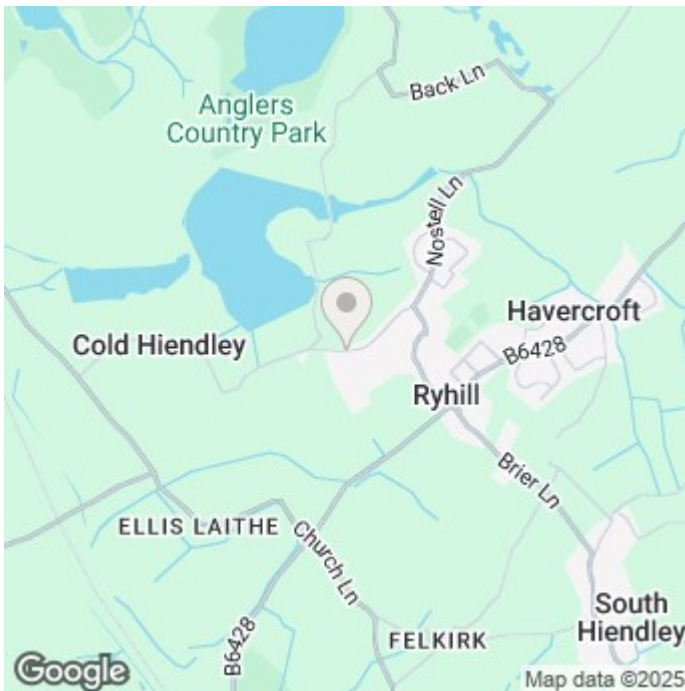
Floor Plan




TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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