



8 Mill Lane

Ryhill, Wakefield, WF4 2AL

£235,000



This charming semi-rural village setting offers a wonderful opportunity to own a spacious 3 double bedroom semi-detached cottage in the picturesque village of Ryhill, located in the South East of Wakefield. Ryhill is a delightful location, approximately seven miles to the southeast of Wakefield's city center, and it boasts a range of excellent amenities for your convenience.

One of the standout features of this location is the beautiful neighboring countryside, which allows you to immerse yourself in the serenity of rural life. Additionally, the property's strategic location provides easy access to Junction 38 of the M1 motorway, located just approximately five miles away, making it an excellent choice for commuters.

The cottage itself is not only charming but also features modern fixtures and fittings throughout. This means you can move in with ease, as there's no need for extensive renovations or updates. The property is truly ready for you to start enjoying.

For those who love outdoor living, there's an enclosed rear garden that's ideal for entertaining. Whether you're hosting a barbecue, enjoying a morning coffee, or simply relaxing in the fresh air, this space provides a perfect backdrop.

What sets this property apart is the added benefit of solar panels. These solar panels are not only environmentally friendly but also contribute to the property's income.



GROUND FLOOR

Entrance Hall

A welcoming entrance hall having storage cupboard and radiator.

Dining Room

A good size dining area having a double glazed window, radiator and wood effect flooring, semi open plan with the kitchen and double doors lead through to the lounge/sitting room.

Breakfast Kitchen

Comprising a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap,

Lounge

Having french style doors which lead to the rear garden, the main focal point is the brick fireplace which houses the bio ethanol stove, wood effect flooring, side facing double glazed window and radiator. Being open plan with the sitting area.

Sitting Area

Open plan with the lounge, having radiator, front facing double glazed window and wood effect flooring.

Downstairs WC

Comprising a WC and wash hand basin.

FIRST FLOOR

Landing

Bedroom One

A good size bedroom having a rear facing double glazed window and fitted wardrobes and radiator.

Bedroom Two

A further double bedroom with front facing double glazed window, fitted storage and radiator.

Bedroom Three

A further double bedroom having a front facing double glazed window and radiator.

House Bathroom

A stunning four piece suite comprising freestanding bath with mixer shower head, separate shower cubicle, WC and wash hand basin, tiling to the walls and flooring, chrome heated ladder rail and double glazed window with obscure glazing.

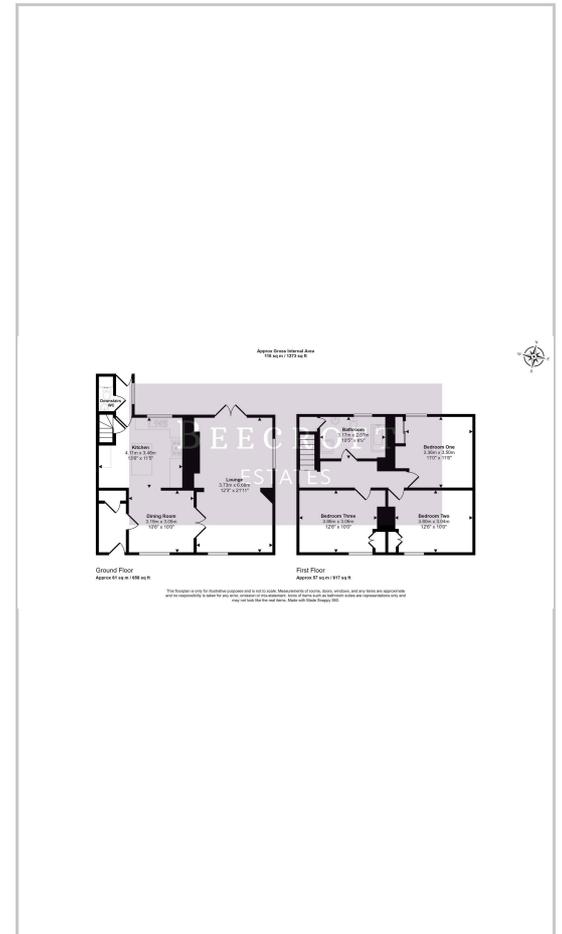
OUTSIDE

To the front of the property provides off road parking for 2 vehicles and to the rear is a good size enclosed garden with patio seating area, shrubs, borders and lawned area making it ideal for entertaining.

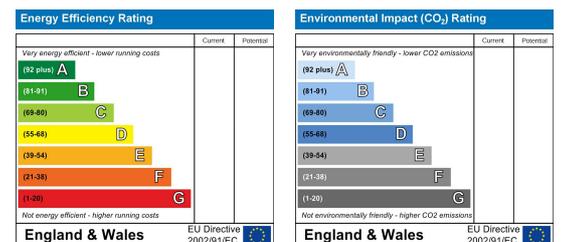
Area Map



Floor Plans



Energy Efficiency Graph



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