



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



A stunning three bedroom detached home located on Station Road in Ryhill, Wakefield.

Call Tudor Sales & Lettings on 01132823056 for more information or to arrange a viewing!

Sat on a substantial plot is this truly stunning, three bedroom detached home located on Station Road in Ryhill, Wakefield. Offering spacious rooms throughout, this immaculate home comprises in brief: - entrance hallway, open plan living area with a high quality fitted kitchen. Lounge, utility room, office and a bathroom. First floor: - landing, three bedrooms. Bedroom one has a large dressing area which could be turned into an en-suite or additional bedroom. Benefits from double glazing and gas central heating. Externally, there is a gated driveway to the front, which provides ample off road parking. Also to the front is a detached garage and low maintenance garden with lawned, artificial turf and patio areas. To the rear is a Indian Sandstone patio and artificial turf area. Call Tudor Sales & Lettings on 01132823056 for more information or to arrange a viewing!

Kitchen / Dining Area

Fitted with a stunning kitchen with a wide range of handleless wall and base units with feature underlights. Granite worktops. Sink and tap. Integrated appliances include: - fridge freezer, dishwasher, oven and a hob. Extractor hood over hob. Laminated flooring. Two double glazed windows and a double glazed French door opens to the front garden. Media unit for wall hung TV. Feature fireplace. Vertical radiator. Double doors open to the lounge area.

Lounge

Double glazed French doors open to the rear garden. Vertical radiator. Coving to ceiling.

Utility Room

Laminated worksurface. Plumbing for washing machine and space for a tumble dryer. Tiled flooring. Central heating radiator. Double glazed window.

Bedroom 1

Juliette style balcony with double glazed doors. Central heating radiator with cover. Dressing area which could be turned into an additional bedroom or en-suite.

Bedroom 2

Two double glazed windows. Central heating radiator with cover.

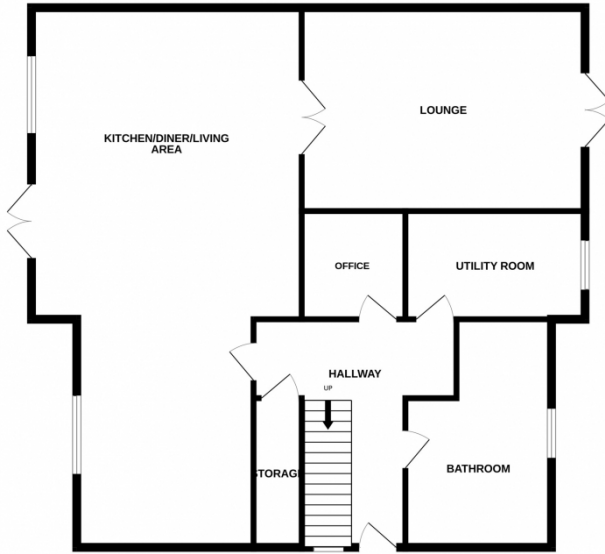
Bedroom 3

Feature panelling. Double glazed window. Central heating radiator. Skylight window.

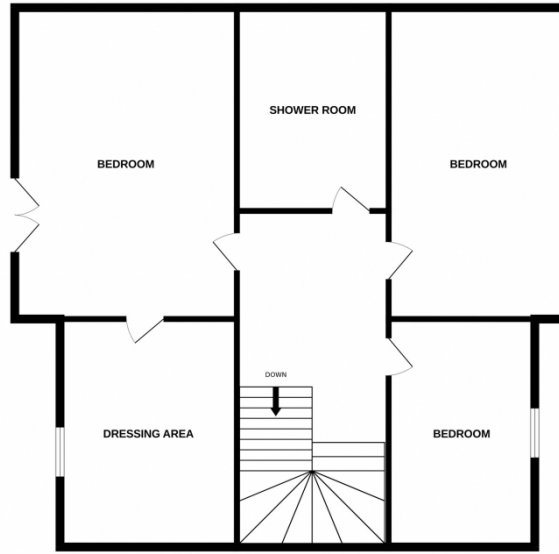
Shower Room

Featuring a fitted white three piece suite comprising of: Shower cubicle, hand pedestal wash basin, and low flush WC. radiator Velux style Roof light window, part tiled walls and extractor fan.

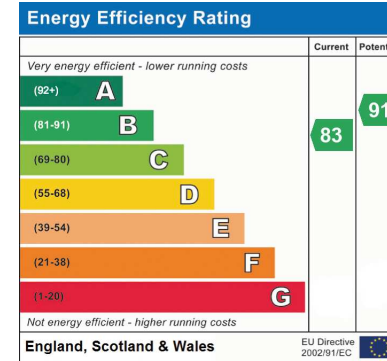
GROUND FLOOR



1ST FLOOR



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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Address: Ryhill, WF4

