



**Mill Lane, Ryhill**

Wakefield

Guide Price **£220,000**



### MILL LANE

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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## 90 Mill Lane

Ryhill, Wakefield

\*\* For sale by Traditional Method of Auction;  
Starting Bid Price £220,000 plus Reservation  
Fee. \*\*

**This property is for sale by the Yorkshire  
Property Auction powered by IAMSOLD Ltd.**

**Starting Bid Price £220,000 plus Reservation  
Fee.**

AN IMPRESSIVE, PARTICULARLY LARGE,  
DETACHED BUILDING WITH MULTI STORY'S  
INCLUDING BASEMENT GARAGE TO THE REAR,  
THREE GOOD SIZED SHOP/RETAIL SPACE ON  
THE GROUND FLOOR WITH ACCOMPANYING  
OFFICES AND STOREROOMS, TWO LARGE  
FLATS, (ONE BEING FOUR BEDROOMS AND THE  
OTHER TWO BEDROOMS) ABOVE WHICH AT  
ONE TIME WERE DIVIDED TO CREATE THREE  
FLATS. **FLEXIBILITY IS ASSURED** AND VIEWING  
IS ESSENTIAL, THE EXTENSIVE  
ACCOMMODATION WITH THE MAJORITY BEING  
GAS CENTRAL HEATED AND DOUBLE GLAZED  
BRIEFLY COMPRISES:

Council Tax band: A





**90E**

The shop 90E, with large sales area (27'21"), adjoining kitchen, W.C, storeroom, and office.



**90B**

90b with sales area (28'13"), and adjoining storeroom.



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ESTATE AGENTS



**90A**

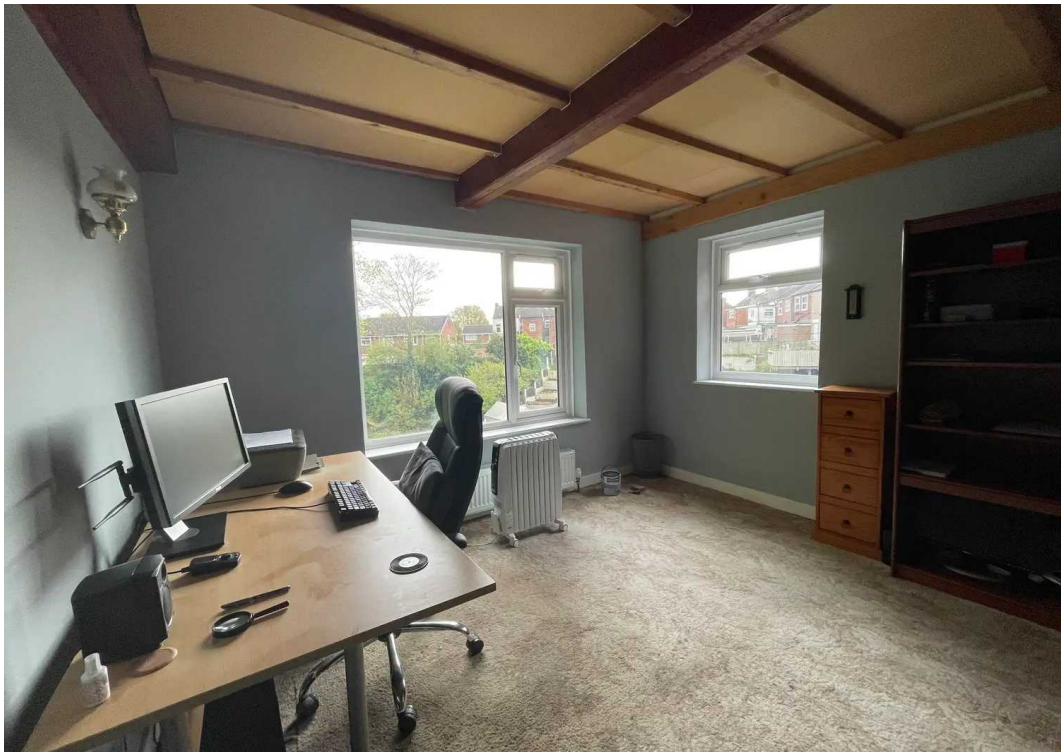
90a with huge sales area (42'9" x 11'3")  
and W.C.

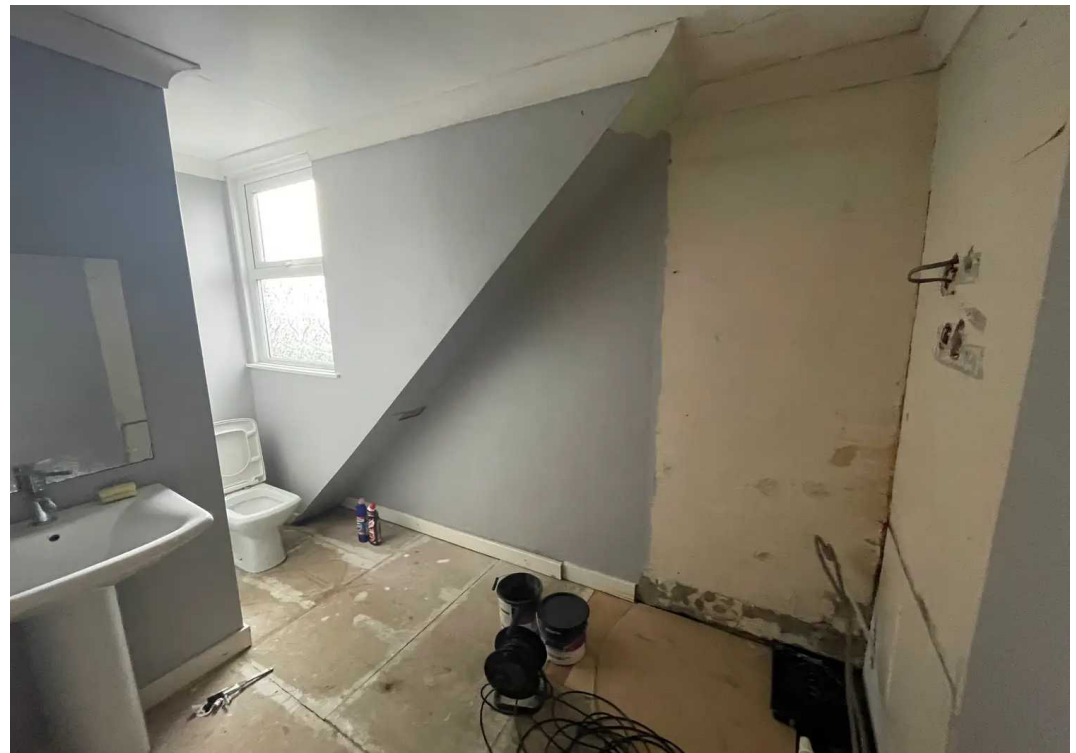
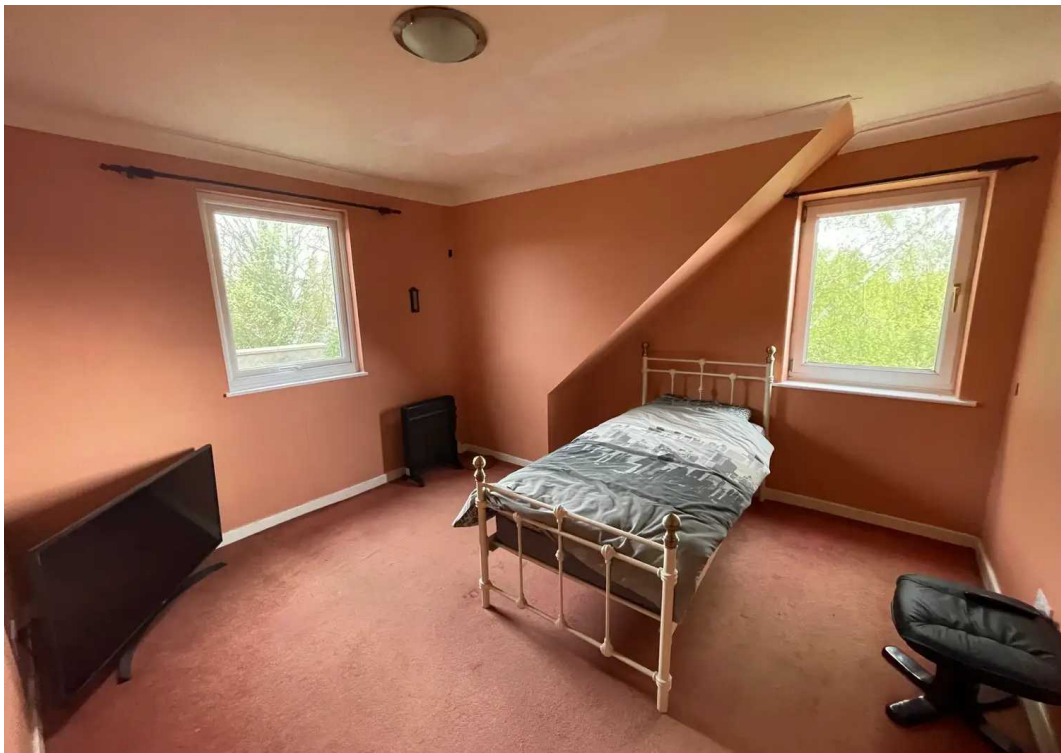
90

Number 90, is the principal apartment with a large entrance hall and office to the rear, staircase up to dining kitchen (21' x 14'9"), living room (21 x 12'7"), two large bedrooms, bathroom and utility room, inner stairs up to top floor level which was a separate flat. Now provides two further bedrooms, shower room, kitchen, and roof terrace, connecting stairs give access from the flat down to the basement garage.







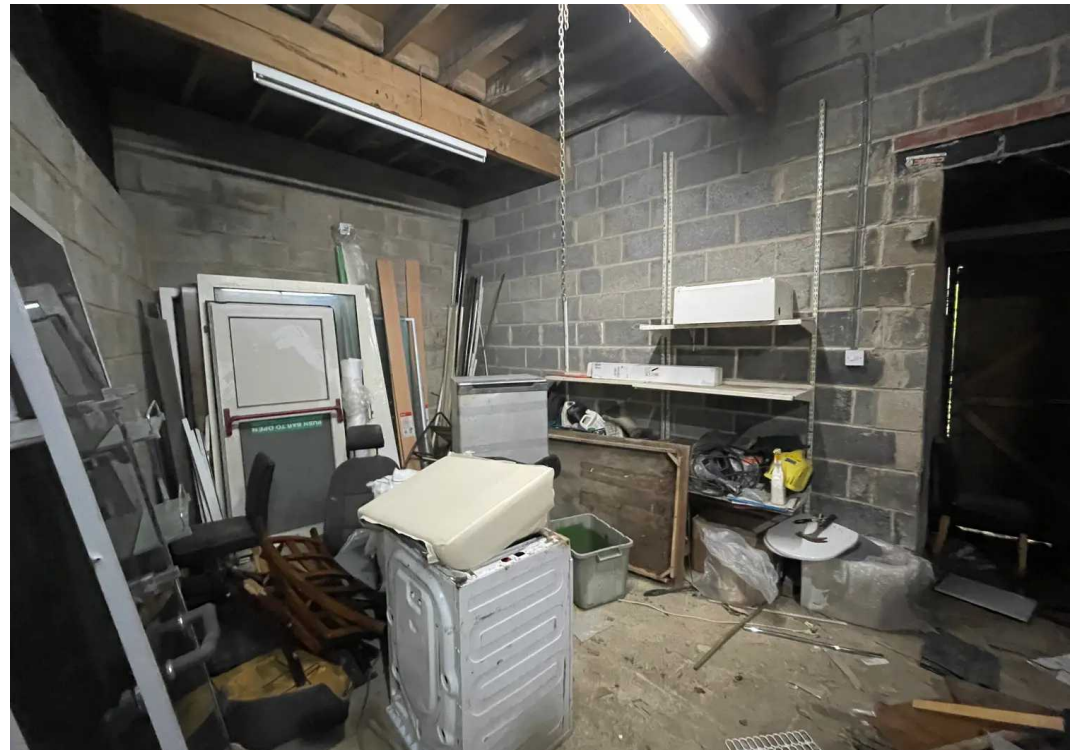




### 90C

Number 90c, with a staircase which rises up to the balcony, please take care as no are handrails fitted at present. This good sized flat briefly comprises large living room (22' x 13'), good sized kitchen with glazed doors, bathroom and two double bedrooms.





## EXTERNAL

Outside, the building adjoins the village car park and has a small driveway giving access to the garage.



## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 30/04/2024.

**PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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