

property details **approval form**

45 George Street, Ryhill, Wakefield, West Yorkshire, England, WF4 2DE

Date: 06 March 2026

Property Ref and Version: WAK127957 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £130,000

Tenure: Freehold

>> **key features**

- > Two double bedroom characterful terrace
- > UPVC AND GCH
- > Modern kitchen and bathroom
- > New roof
- > Garage
- > Low maintenance garden
- > EPC Rating: D

>> **short description**

A well-presented characterful terrace located in the semi-rural village of ryhill.

READY TO MOVE IN!!!!!!!!!!

>> **long description**

A well presented two double bedroom characterful terrace located in the semi-rural village of Ryhill.

The property internally comprises of Rear entrance Vestibule , Modern Kitchen with fully tiled floor running all the way through to the modern downstairs bathroom , useful pantry space.

Living room completes the accommodation to the ground floor.

To the first floor there are two double bedrooms.

Externally the current vendor has maintained the property to a high standard recently having a brand-NEW ROOF , Patterned concrete completes the patio garden to the rear with access to an excellent size garage with up and over door.

George street is positioned in a lovely tranquil semi-rural village of Ryhill , but excellent access to Leeds and Barnsley.

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>> **directions**

>> **Agent Note**

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>> **room description**

Kitchen

10' max x 9' 1" max (3.05m max x 2.77m max)

Living Room

13' max x 12' max (3.96m max x 3.66m max)

Bedroom One

13' 1" max x 12' 1" max (3.99m max x 3.68m max)

Bedroom Two

10' max x 9' max (3.05m max x 2.74m max)

Garage

15' 1" max x 8' max (4.60m max x 2.44m max)

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>> property images



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
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>> **property images**



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>> floor plan



Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Dominique Hammond		
Mr D.B. Latham		

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