



## 2 bed end of terrace house to buy in WF4

Common Ing Lane, Ryhill, Wakefield, West Yorkshire, WF4 2DF

**£85,000** Starting Bid

🏠 x2 🪑 x1 🚗 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price £85,000

End of Terrace house, two bedrooms, ground floor bathroom, rear garden with tenant in situ paying £715.00pcm. Viewing Recommended.

A traditional brick built end of terrace house with tenant in situ with a rent of £715.00pcm. Having gas fired central heating, PVCU double glazing. The accommodation briefly comprises entrance to living room with feature fire surround, kitchen with a range of beech effect fronted wall and base units, rear entrance hall, ground floor combined bathroom. To the first floor, two bedrooms, Outside, paved parking area to the front, to the rear, enclosed lawn garden with paved patio. A popular village situated south of Wakefield city centre with amenities within the village, yet offering the best of both worlds with easy access to the motorway network.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

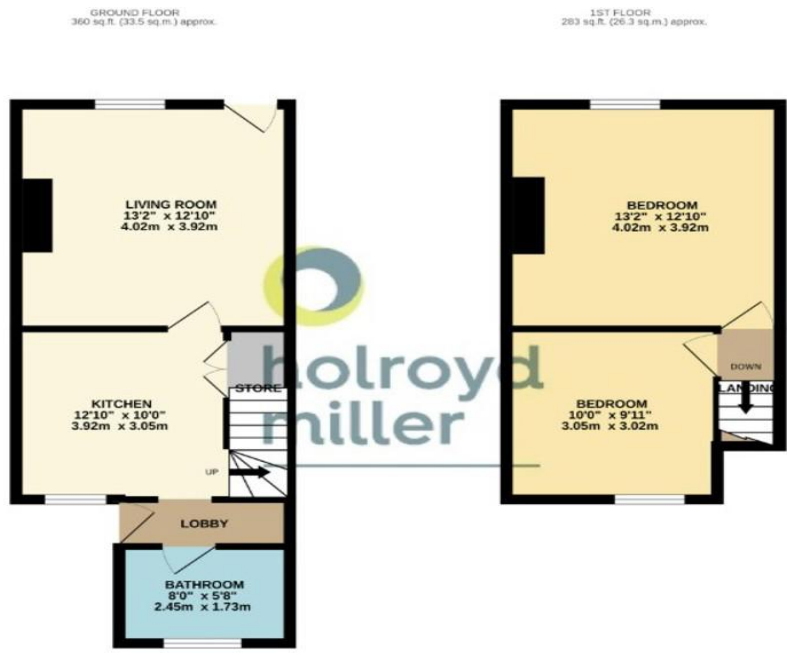
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent



TOTAL FLOOR AREA: 643 sq ft (59.7 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the description and floor plan, measurements of items, windows, doors and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. The user of the description and floor plan should be used as a guide only. prospective purchasers. The services, systems and equipment shown have not been tested and no guarantee is to be taken responsibility of officers or can be given. Please note drawings to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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