



**3 Bed
House - Semi-Detached
located in Ryhill**

15 Lakeside Estate
Ryhill
Wakefield
WF4 2DN



Offers in excess of £230,000

Nestled within the charming Lakeside Estate in Ryhill, Wakefield, this delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,060 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

The Lakeside Estate is known for its serene environment, making it an excellent choice for those who appreciate a peaceful lifestyle while still being within reach of local amenities. This property presents a wonderful opportunity for anyone looking to settle in a welcoming community.

With its spacious layout and prime location, this semi-detached house is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely home your own.

Entrance Hall

UPVC double glazed front entrance door under a full length front canopy, opening into an entrance hall with the staircase leading off and internal doors to both living room and kitchen.

Living Room

15'0" x 10'6"

Cast iron fireplace set to chimney as feature with exposed brick recess and raised hearth, central heating radiator, coving to the ceiling and UPVC double glazed bow window to the front aspect.

Kitchen

15'1" x 10'5" plus recess

Fitted with a range of two tone units to both high and low levels complimented with laminate worktops, low levels splashback tiling and glass display cupboards. Inset stainless steel sink unit with mixer tap, fitted ring ceramic hob with electric oven under and a stainless steel extractor hood over. Integrated fridge freezer, plumbing for washer and space for dryer. Spotlights to the ceiling, stylish central heating radiator and wood flooring which flows through to the open plan family and dining room.

Family Room

19'9" x 9'3"

A fantastic multi-use room located to the rear with dining and living areas, spotlights, 'Velux' style roof windows, wood flooring, two central heating radiators, air conditioning unit and bi-fold doors opening across the rear of the room.

Cloaks / WC

8'6" x 5'8" max

Spacious cloakroom housing a low level WC with an enclosed cistern and vanity wash hand basin with cupboard under. Part tiled to walls with chrome heated towel rail, two UPVC double glazed side windows with frosted glass and a useful storage cupboard.

Stairs and Landing

Stairs and landing lead off the entrance hall with loft access hatch, useful storage cupboard, UPVC double glazed side window and internal doors to all first floor rooms.

Bedroom One

11'8" x 10'5" plus recess

Double bedroom with coving to the ceiling and central heating radiator under UPVC double glazed window to the front aspect.

Bedroom Two

13'1" x 10'6" max

Second double bedroom with useful storage, coving to the ceiling, air conditioning unit and central heating radiator under UPVC Double glazed window to the rear aspect.

Bedroom Three

9'3" x 7'5"

Third bedroom with laminate flooring, coving, central heating radiator and UPVC double glazed window to the front aspect.



Bathroom

7'5" x 5'4"

Furnished with a modern royal blue and white suite comprising a rectangular bath with central chrome tap fittings and a mains shower over with rainwater shower head, secondary extendable shower head and modern folding glass shower screen. Low level WC with an enclosed cistern and vanity wash basin with cupboard under. Tiling to floor and walls, heated towel rail, spotlights and UPVC double glazed window to the rear aspect with frosted glass.



Exterior

Fenced, pebbled and shrubbed front garden with a side pathway leading around to the rear. The rear garden backs onto fields and is mainly lawned with fenced and shrubbed borders. To the house is an elevated attractively flagged patio, with brick retaining walls and brick pillars with wrought iron railings and matching double opening gate.

MISC

Please note these are currently draft particulars as the vendor is currently unable to sign them off. This will however be done very shortly

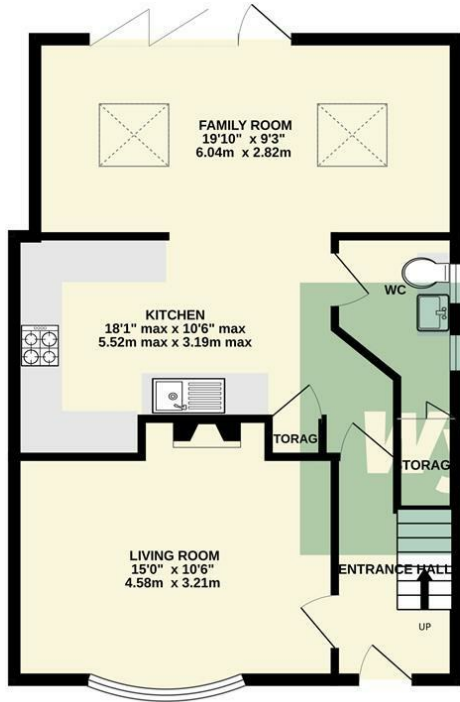




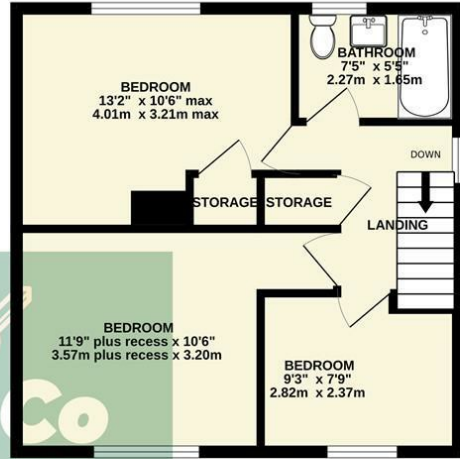
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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

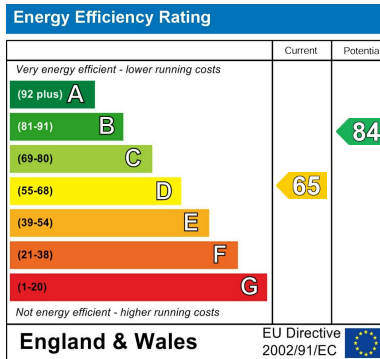


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.
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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DIRECTIONS

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