



3 Bed
House - Semi-Detached
located in Ryhill

15 Lakeside Estate
Ryhill
Wakefield
WF4 2DN



Offers in excess of £235,000

Wynn & Co Sales and Lettings are delighted to offer for sale this beautiful extended three bedroom family home enjoying open plan living, with bi-fold doors onto private outdoor living, open views and a large garden.

Located in popular semi-rural area close to fields and Anglers Country Park the accommodation briefly comprises:- entrance hall, living room with a bow window and multi-fuel fire, ground floor cloaks / WC and an open plan kitchen and family room, with air conditioning and bi-fold doors opening onto an elevated patio. Stairs and landing then lead off the entrance hall to a family bathroom and three bedrooms, two of which are doubles and the third a large single.

Externally the property has private gardens, with the rear being particularly large and enjoying outdoor living with an elevated patio enjoying open views.

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





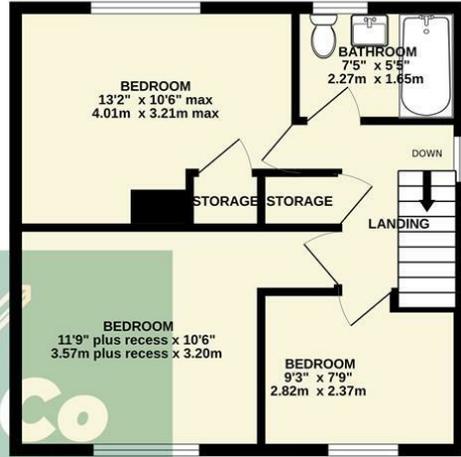
15 Lakeside Estate, Ryhill, Wakefield, WF4 2DN



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

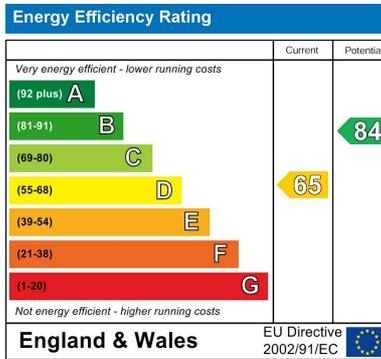


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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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