



## 44 Common Ing Lane, Ryhill - WF4 2DF

£85,000 Freehold

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 £750.00pcm. Viewing Recommended.

**Entrance to Living Room**

13' 3" x 12' 10" (4.05m x 3.90m)

With double glazed window and entrance door, feature fire surround with marble inset and hearth, gas point for fire, single panel radiator.

**Kitchen**

10' 2" x 9' 7" (3.09m x 2.91m)

Fitted with a range of beech effect fronted wall and base units, worktop areas, stainless sink unit, single drainer, tiling between the worktops and wall units, plumbing for automatic washing machine, understairs storage cupboard, double glazed window.

**Rear Entrance Hall**

With double glazed entrance door.

**Combined Bathroom**

Comprising pedestal wash basin, low flush w.c, panelled bath with shower attachment, tiling, double glazed window, single panel radiator.

**Stairs lead to First Floor Landing****Bedroom to Front**

13' 2" x 12' 10" (4.02m x 3.90m)

With double glazed window, single panel radiator.

**Bedroom to Rear**

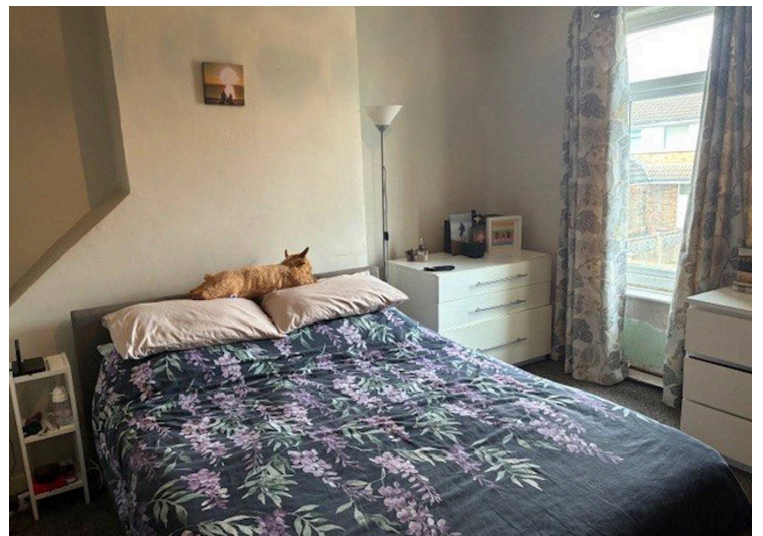
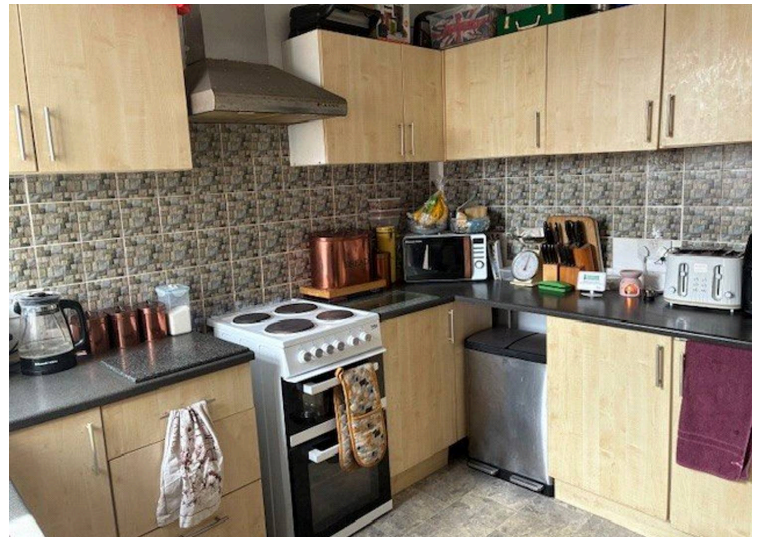
10' 1" x 9' 8" (3.08m x 2.95m)

With built in storage cupboard, double glazed window, double panel radiator.

**Outside**

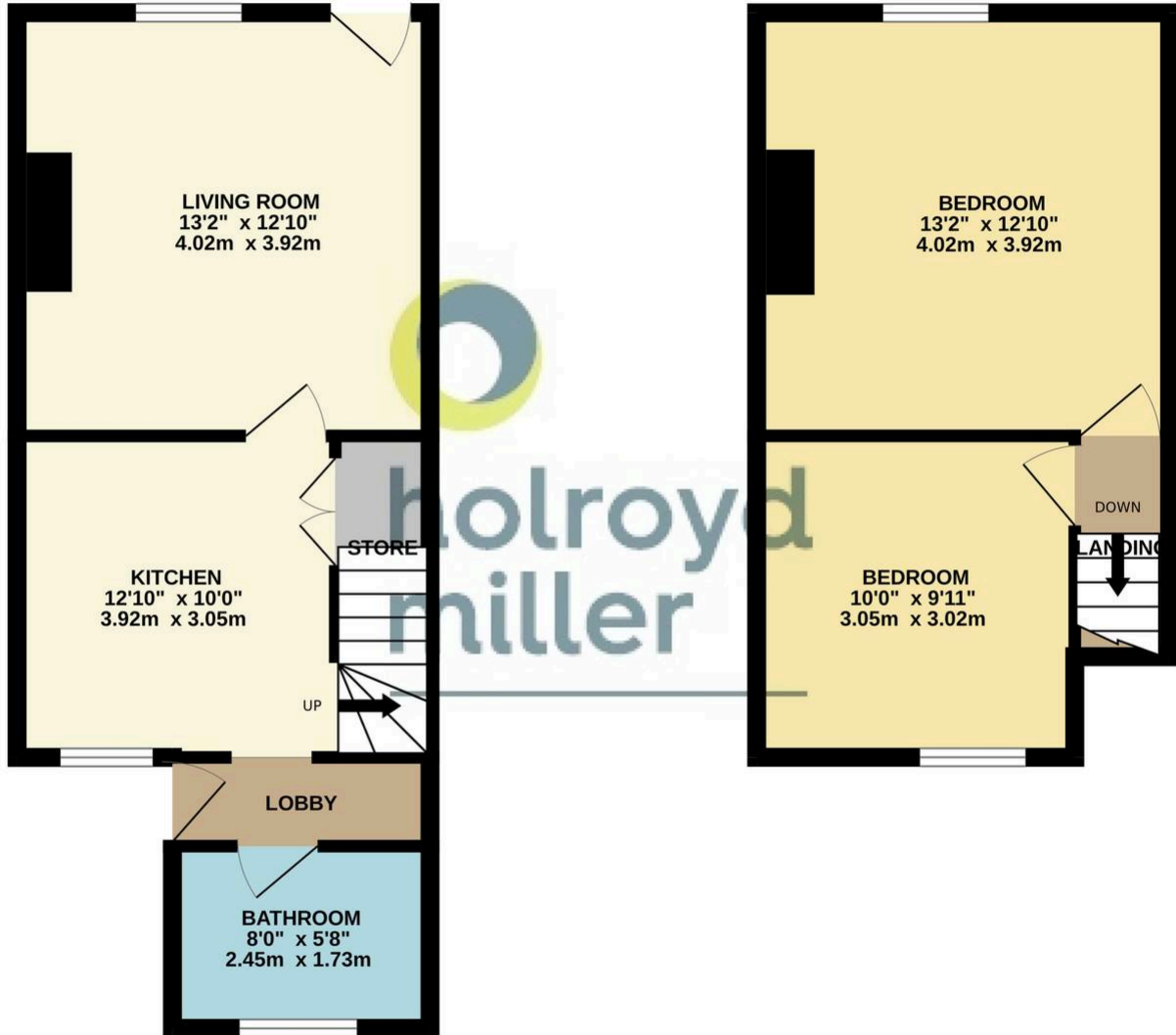
Paved area to the front providing potential off street parking, to the rear lawn garden with paved patio area.

**Auction**



GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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.  
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.