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58 Sunny Bank, Ryhill, Wakefield, WF4 2AF

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Guide Price £375,000

GUIDE PRICE £375,000 TO £390,000

Beautifully Presented Two Double Bedroom Detached Bungalow with large garden.

Tucked away at the very end of a quiet residential, no through road, this immaculately presented two double bedroom detached bungalow offers the perfect blend of privacy, comfort, and potential. Set on a generous plot with a large private garden that wraps around the property, this home is a rare find for those seeking peace and space.

Finished to a high specification throughout, the interior boasts stylish, well-proportioned rooms filled with natural light. The modern kitchen and bathroom have been completed to a superb standard, complementing the overall feel of quality and care throughout the home.

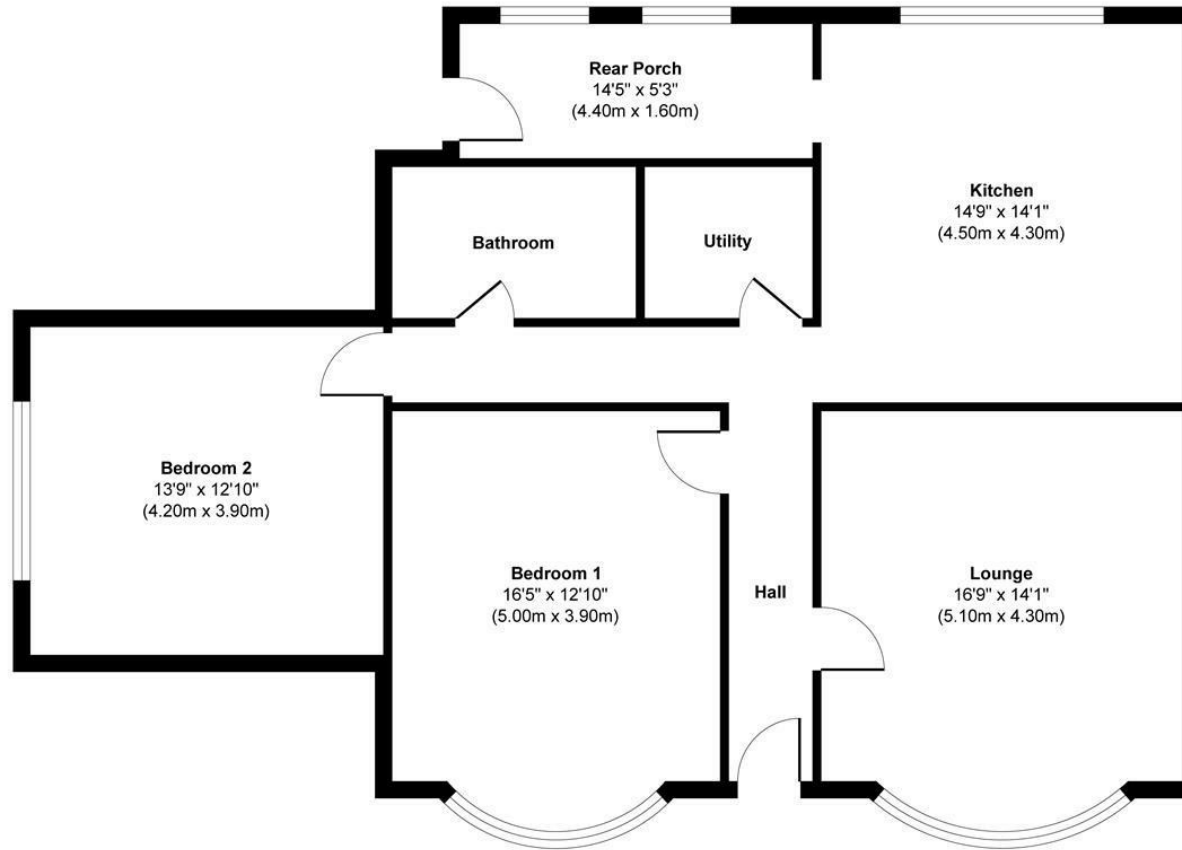
An additional feature of the property is the converted loft space, which provides additional usable space and is currently accessed via a loft ladder – ideal for storage, a hobby area, or further development subject to planning permissions.

Outside, the property continues to impress. A substantial detached garage sits alongside off street parking for around several vehicles, while the surrounding gardens offer both privacy and scope for outdoor living or future extensions.

Whether you're looking for a move-in-ready home in a peaceful setting or a property with room to grow, this charming bungalow truly delivers.

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Sunny Bank



Floor Plan

Approx. Gross Internal Floor Area 1101 sq. ft / 102.33 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	67
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance hall

Lounge

14'1" x 14'9"

Kitchen/ Dining room

14'9" x 14'1"

Rear porch

14'5" x 5'2"

Utility

Family bathroom

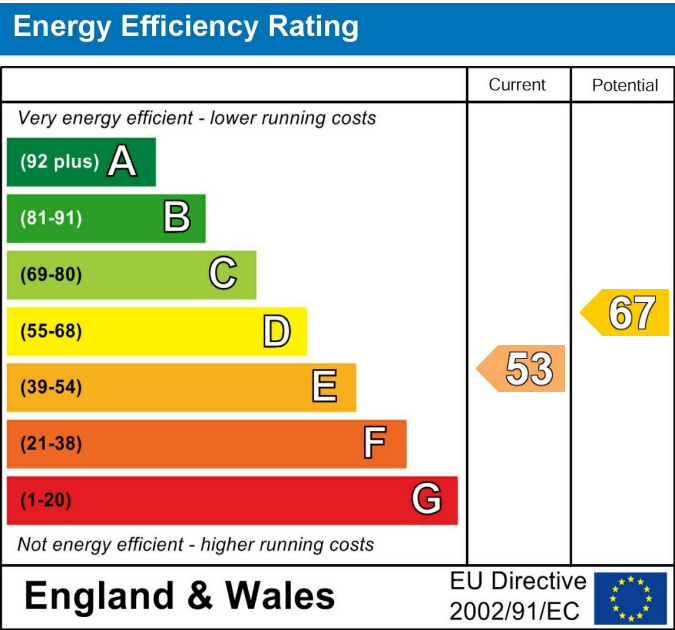
Bedroom one

13'1" x 16'4"

Bedroom two

13'9" x 12'9"

Detached garage



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









