

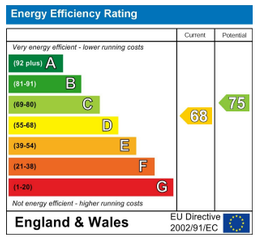

Total area: approx. 65.5 sq. metres (704.8 sq. feet)

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage




FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

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# 25 Larkspur Way, Wakefield, WF2 0FD

## For Sale Freehold Offers Over £200,000

Situated on this sought after modern development in Wakefield is this well presented two bedroom semi detached home, offering well proportioned accommodation throughout together with off road parking and excellent access to local amenities.

The accommodation briefly comprises an entrance hall leading into the living room, which in turn provides access to the kitchen diner. The kitchen diner has a staircase rising to the first floor and opens into the conservatory, which is currently utilised as a useful utility area and provides access onto the rear garden. To the first floor are two good sized bedrooms and the house bathroom. The principal bedroom benefits from an overstairs storage cupboard and far reaching views across Wakefield, while the landing provides access to a boarded loft with pull-down ladder. Externally, to the front is a planted garden with a paved pathway leading to the entrance door. To the rear is an enclosed garden with mature planting and a timber shed benefitting from power and lighting. A tarmacadam driveway positioned at the rear provides tandem off road parking for two vehicles.

The property is ideally placed for a range of buyers, including first time buyers, professional couples and small families, with shops, schools and amenities all within easy reach. Wakefield city centre is also readily accessible and offers two railway stations providing connections towards Leeds, Manchester and London. The M1 motorway network is within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL
Front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, central heating radiator and circular UPVC double glazed window with partial stained glass to the front elevation. Door providing access into the living room.

### LIVING ROOM
16'1" x 11'6" (4.92m x 3.52m)
UPVC double glazed window overlooking the front elevation with partial stained glass, central heating radiator and coving to the ceiling. Useful understairs storage cupboard. Feature gas fireplace with marble hearth and surround and timber mantle. Door providing access into the kitchen diner.



### KITCHEN DINER
11'5" x 10'11" (3.50m x 3.35m)
UPVC double glazed window overlooking the conservatory and UPVC double glazed French doors providing access into the conservatory. Staircase providing access to the first floor landing and central heating radiator. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and waste disposal unit. Tiled splashbacks, space and plumbing for a dishwasher, space for a freestanding gas and electric cooker and space for a fridge freezer. The Ideal combination boiler is also housed within the kitchen.

### CONSERVATORY/UTILITY AREA
8'10" x 6'3" (2.70m x 1.92m)
Surrounded by UPVC double glazed windows with UPVC double glazed French doors opening onto the rear garden. Fitted with base units and laminate work surface over, incorporating an inset stainless steel sink with mixer tap. Space and plumbing for a washing machine and wall mounted electric heater.



### FIRST FLOOR LANDING
Loft access with good quality pull-down ladder, with the loft boarded for storage. Doors provide access to two bedrooms and the house bathroom.

### BEDROOM ONE
11'6" x 10'11" (3.53 x 3.35)
UPVC double glazed window overlooking the rear elevation with far reaching views across Wakefield. Coving to the ceiling, central heating radiator and useful overstairs storage cupboard.



### BEDROOM TWO
11'6" x 9'6" (3.52m x 2.92m)
UPVC double glazed window overlooking the front elevation with partial stained glass and central heating radiator.



### HOUSE BATHROOM
6'6" x 5'6" (2.00m x 1.68m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising pedestal wash basin, low flush W.C. and tiled-in bath with mains fed shower attachment and glazed shower screen. Fully tiled walls, central heating radiator, extractor fan and shaver point. Provision is also in place for the addition of an illuminated mirror.

### OUTSIDE
To the front is a planted garden with mature shrubs and established features, together with a paved pathway leading to the entrance door. To the rear is an enclosed garden with mature shrubbery and access to a timber garden shed with power and lighting. The garden is enclosed by a combination of walling and timber fencing, making it suitable for both children and pets. A tarmacadam driveway to the rear provides tandem off road parking for two vehicles.





### COUNCIL TAX BAND
The council tax band for this property is B.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.