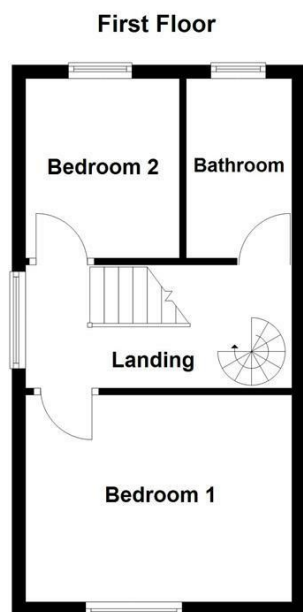


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 3 Lawns Lane, Carr Gate, Wakefield, WF2 0QU

### For Sale Freehold £275,000

Beautifully presented throughout and offering more space than first appears, this charming two/three bedroom semi detached cottage provides well laid out accommodation, complete with gas central heating and UPVC double glazing.

The property comprises an entrance porch, a comfortable living room, a modern fitted kitchen, a conservatory, and a versatile sitting room/bedroom three with an en-suite shower room — this space was originally a converted garage and provides excellent flexibility for use as a guest bedroom, home office, or additional reception room. To the first floor are two well-proportioned bedrooms and a family bathroom, along with paddle stairs leading to a useful loft room, ideal for storage or potential use as a hobby space. Externally, there is off-street parking for one vehicle to the front, while to the rear lies an attractive, low-maintenance flagged garden, perfect for outdoor relaxation.

Situated in the popular area of Carr Gate, the property enjoys a well-connected position close to local amenities including shops, schools, medical facilities, and public transport links. The location also offers excellent access to the nearby motorway network, making it ideal for commuters.

The property offers a wonderful opportunity for a working couple, young family, or those looking to downsize. Early viewing is highly recommended to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed window to the front, door into the living room.

### LIVING ROOM

12'11" x 16'3" [3.96m x 4.97m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, electric fire. Door into the bedroom/sitting room and the kitchen.



### SITTING ROOM/BEDROOM

8'2" x 11'11" [2.49m x 3.65m]

UPVC double glazed window to the front, central heating radiator, spotlights, door to the en suite shower room.



### EN SUITE SHOWER ROOM

8'2" x 3'3" [2.5m x 1.0m]

UPVC double glazed window to the rear, spotlights, fully tiled. Low flush W.C., wash basin with cupboards under, shower compartment with a mains shower head.

### KITCHEN

13'0" x 12'5" [max] x 8'11" [min] [3.97m x 3.81m [max] x 2.72m [min]]

A range of wall and base units incorporating a 1½ bowl sink and drainer with mixer taps, integrated oven and grill, four-ring gas hob with stainless steel splashback and extractor hood above. Tiled splashback, plumbing for washing machine, space for a dishwasher and a fridge/freezer, central heating radiator, spotlights, opening into the conservatory.

### CONSERVATORY

7'11" x 10'9" [2.43m x 3.29m]

UPVC double glazed windows to three sides, UPVC double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, paddle staircase to the loft room. Doors to two bedrooms and the bathroom.

### BEDROOM ONE

9'8" x 13'1" [max] x 10'8" [min] [2.97m x 3.99m [max] x 3.27m [min]]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors.



### BEDROOM TWO

7'8" x 8'11" [2.36m x 2.73m]

UPVC double glazed window to the rear, central heating radiator.



### BATHROOM

9'4" x 5'0" [2.86m x 1.54m]

Frosted UPVC double glazed window to the rear, heated towel rail, part tiled walls. Low flush W.C., wash basin, panelled bath with mixer shower over.



### OUTSIDE

To the front of the property there is a driveway providing off street parking. To the rear of the property there is a low maintenance rear garden with paved patio and is fully enclosed by timber fencing.



### 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.

### EPC RATING

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

### VIEWINGS

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