WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

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Lawns Lane, Carr Gate, Wakefield, WF2 0QU

For Sale Freehold £490,000

A superb opportunity to purchase this substantial four bedroom detached family home, situated within the sought after Carr Gate area and offering generous accommodation, ample off road parking, a larger than average integral garage and low maintenance gardens.

The property is approached through double cast iron gates onto a substantial block paved driveway, providing parking for two vehicles and access to the integral garage. Internally, the accommodation briefly comprises an entrance lobby, utility room, separate kitchen and inner hallway with staircase to the first floor. The ground floor also offers a modern shower room, spacious sitting room and an impressive living room with Inglenook style fireplace and triple aspect windows. To the first floor are four generous double bedrooms, with the principal bedroom benefitting from an en suite shower room. With three bedrooms feature fitted storage, while a modern four piece house bathroom and additional storage cupboard serve the landing. Externally, the property benefits from low maintenance gardens to the side and rear, including artificial lawn, block paved seating areas, planted borders and a timber garden shed. The rear enjoys an open aspect over adjoining fields.

The property is well placed for local amenities, restaurants and schools, with convenient access to the M1 and M62 motorway networks, making it ideal for those travelling further afield.

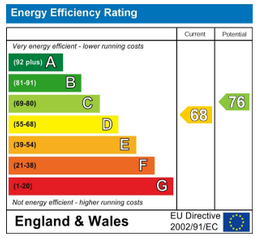
Only a full internal inspection will truly reveal the scale, flexibility and quality this impressive family home has to offer. An early viewing is highly recommended.

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.



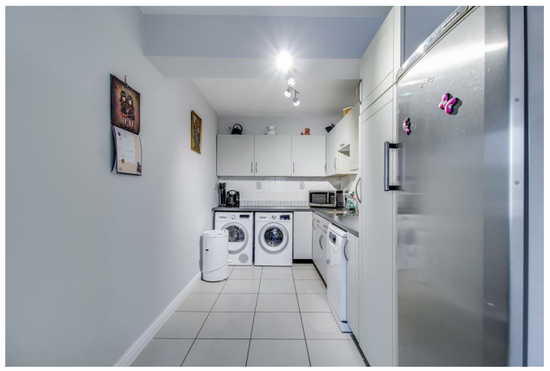
ACCOMMODATION

ENTRANCE LOBBY
9'9" x 5'2" (2.99m x 1.58m)

Composite front entrance door leading into the entrance lobby. UPVC double glazed window overlooking the rear aspect, timber cladding to the ceiling, fully tiled floor and central heating radiator. Two doors provide access into the utility room and kitchen.

UTILITY ROOM
20'0" x 7'3" (6.10 x 2.21)

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, tumble dryer and full size dishwasher, together with space for a large freestanding fridge freezer. Fully tiled floor and UPVC double glazed window overlooking the front aspect.



KITCHEN
14'9" x 8'11" (4.52m x 2.72m)

Fitted with a range of wall and base units with laminate work surfaces over and fully tiled walls. One and a half bowl stainless steel sink and drainer with mixer tap. Freestanding Aga set on a brick hearth. Twin integrated oven and grill, four ring Neff ceramic hob and extractor hood above. Display cabinets with glazed fronts and under-cabinet lighting. UPVC cladding to the ceiling and timber door providing access into the inner hallway. Fully tiled floor.

INNER HALLWAY
Central heating radiator. Two cupboard doors provide access to useful understairs storage. Staircase with handrail providing access to the first floor landing. UPVC double glazed door leading into the rear porch. Double timber doors provide access into the living room, with further doors leading into the downstairs shower room and sitting room.

DOWNSTAIRS SHOWER ROOM
6'5" x 5'9" (1.98m x 1.77m)

Fitted with a three piece suite comprising low flush W.C., wash basin with chrome mixer tap set within high gloss vanity storage and curved corner shower enclosure with twin glazed doors and mixer shower. Part tiled walls, fully tiled floor, chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the front aspect.

LIVING ROOM
23'8" x 12'2" (7.22m x 3.71m)

A substantial reception room enjoying a triple aspect. UPVC double glazed box window overlooking one side elevation, two further UPVC double glazed windows overlooking the front and UPVC double glazed French doors with glazed side panels opening to the opposite side. Feature gas fire set on a tiled hearth with exposed brick style inset and solid timber mantle. Inglenook style fireplace, exposed timber beams to the ceiling, three wall lights and two central heating radiators



SITTING ROOM
14'10" x 14'3" (4.54m x 4.35m)

UPVC double glazed box window overlooking the side elevation. Feature gas fire set on a tiled hearth with tiled decorative inset and timber surround. Central heating radiator.



REAR PORCH
7'0" x 5'0" (2.15m x 1.54m)

UPVC double glazed windows to three sides and UPVC double glazed door opening onto the side garden. Two UPVC double glazed side panels look back into the hallway.

FIRST FLOOR LANDING
Loft access with folding timber ladder. Central heating radiator. Three UPVC double glazed windows positioned to the side, front and rear elevations. Six doors provide access to four bedrooms, the house bathroom and a useful storage cupboard with fixed shelving

BEDROOM ONE
12'2" x 10'9" (3.72m x 3.30m)

Fitted double wardrobe with mirrored sliding doors, fitted bedside drawers and overhead storage cabinets. Central heating radiator and UPVC double glazed window overlooking the front elevation. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
8'0" x 5'8" (2.46m x 1.75m)

Fitted with a three piece suite comprising low flush W.C., wash basin with chrome mixer tap set within high gloss vanity storage and larger than average shower enclosure with glazed sliding door and mixer shower. Fully laminated walls within the shower enclosure, central heating radiator and frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
17'8" x 16'4" (5.39m x 4.99m)

Two UPVC double glazed windows creating a dual aspect to the front and rear elevations. Two central heating radiators and loft access



BEDROOM THREE
14'9" x 14'3" (4.52m x 4.35m)

Range of fitted wardrobes, fitted bedside drawers and fitted dressing table with additional drawer storage. Large UPVC double glazed window overlooking the side elevation and central heating radiator.

BEDROOM FOUR
12'5" x 12'2" (3.80m x 3.72m)

Range of fitted wardrobes, fitted dressing table and storage cupboards. UPVC double glazed window overlooking the side elevation and central heating radiator.

HOUSE BATHROOM
9'7" x 8'11" (2.93m x 2.72m)

Fitted with a four piece suite comprising corner shower enclosure with curved glazed door and mixer shower, panelled bath with mosaic tiled surround, large ceramic wash basin with chrome mixer tap set within vanity storage and low flush W.C. Electric underfloor heating, fully tiled walls and floor, chrome ladder style heated towel radiator, inset spotlights and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.

INTEGRAL GARAGE
20'2" x 10'0" (6.16m x 3.06m)

Larger than average garage with polished concrete floor. Electric roller door to the front, power and lighting. Condensing regular boiler and hot water cylinder housed to the rear of the garage.

OUTSIDE
Double cast iron gates provide access onto a substantial block paved driveway offering ample off road parking for two vehicles. The driveway leads to the integral garage. Block paved pathways run along both sides of the property. A cast iron gate provides access to the rear, where there is a timber garden shed, block paved seating area and planted border overlooking the open aspect beyond. The block paved pathway continues into a low maintenance side garden laid to artificial lawn. The side garden is fully enclosed by timber panel fencing and a further cast iron gate leads back towards the front driveway.





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

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.