



Larkspur Way, Wakefield WF2 0FD

welcome to

Larkspur Way, Wakefield

Guide price £460,000-£465,000. An extended four-bedroom detached family home situated in the highly popular and residential development in Wakefield not to be missed!





Ground Floor



First Floor

Lounge

15' 9" max x 12' 8" max (4.80m max x 3.86m max)

Reception Room

10' 5" max x 20' 1" max (3.17m max x 6.12m max)

Kitchen

10' 5" max x 19' 3" max (3.17m max x 5.87m max)

Utility Room

4' 10" max x 8' 8" max (1.47m max x 2.64m max)

Bedroom One

13' 3" max x 10' 10" max (4.04m max x 3.30m max)

En-Suite

Bedroom Two

10' 6" max x 9' max (3.20m max x 2.74m max)

Bedroom Three

9' 7" max x 11' 8" max (2.92m max x 3.56m max)

Bedroom Four

10' max x 8' max (3.05m max x 2.44m max)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Larkspur Way, Wakefield

- Extended four-bedroom detached family home
- Master en-suite
- Garage and driveway
- Enclosed rear garden
- Immaculately presented

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£460,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK124197](https://www.williamhbrown.co.uk/Property/WAK124197)



Property Ref:
WAK124197 - 0008

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