



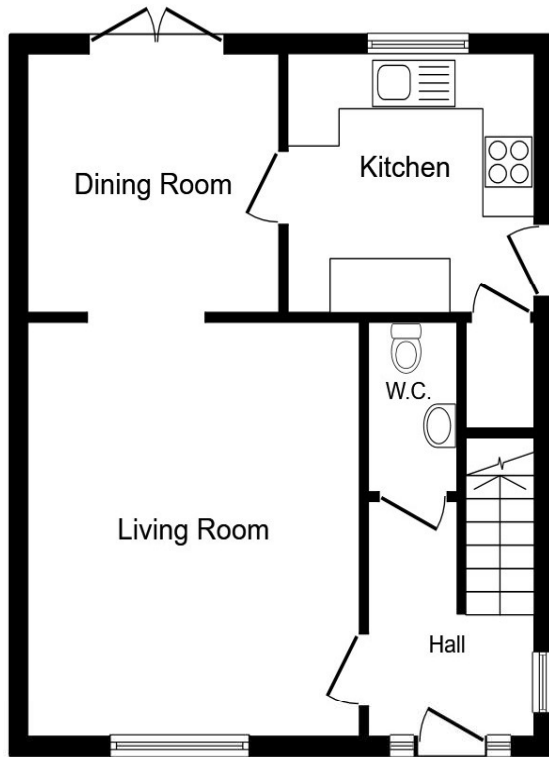
**Larkspur Way, Wakefield WF2 0FD**

**welcome to**

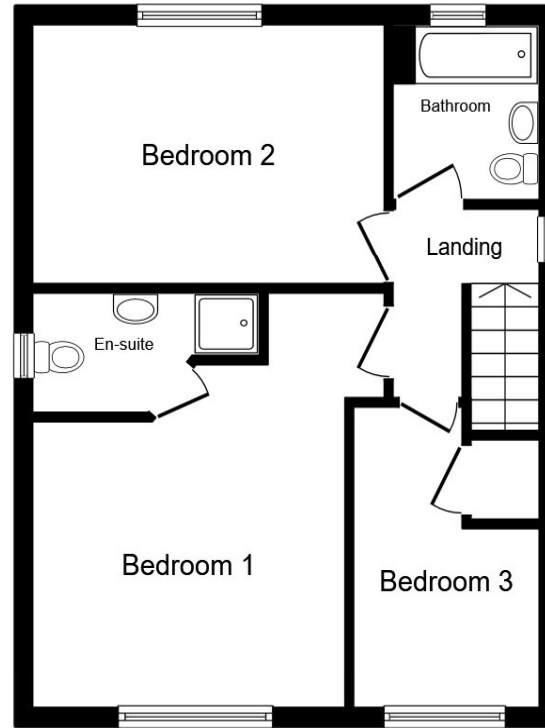
**Larkspur Way, Wakefield**

Price £290,000. This home is excellently placed for transport links including motorway access which is ideal for the commuter, schooling, and local amenities in walking distance. Viewings highly recommended to fully appreciate what this home has to offer.

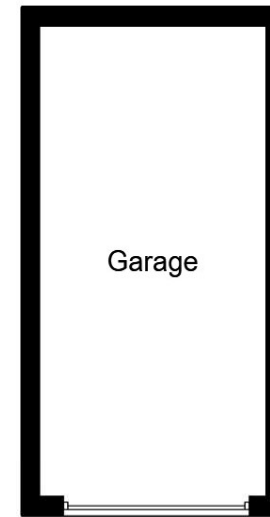




**Ground Floor**



**First Floor**



**Garage**

**Lounge**

12' 1" max x 14' 1" max ( 3.68m max x 4.29m max )

**Dining Room**

9' 1" max x 9' max ( 2.77m max x 2.74m max )

**Kitchen**

9' max x 9' max ( 2.74m max x 2.74m max )

**Bedroom One**

14' max x 12' max ( 4.27m max x 3.66m max )

**Bedroom Two**

13' 1" max x 9' 1" max ( 3.99m max x 2.77m max )

**Bedroom Three**

7' max x 10' 1" max ( 2.13m max x 3.07m max )

**Bathroom**

Total floor area 101.8 m<sup>2</sup> (1,096 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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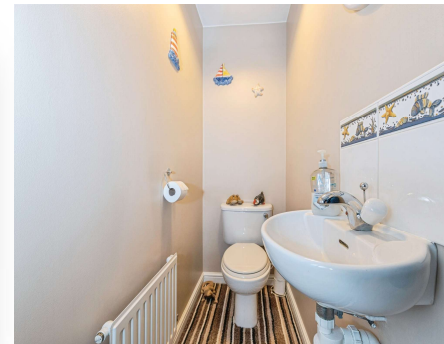
## Larkspur Way, Wakefield

- Three bedroom detached family home
- Garage and driveway
- Downstairs WC
- Enclosed rear garden
- Master en-suite

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

guide price

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127416](http://williamhbrown.co.uk/Property/WAK127416)



Property Ref:  
WAK127416 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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