



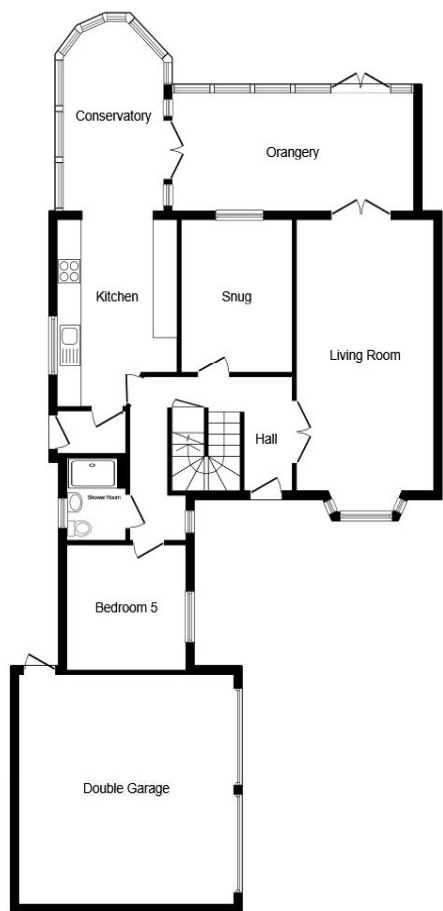
Lawns Court, Carr Gate Wakefield WF2 0UT

welcome to

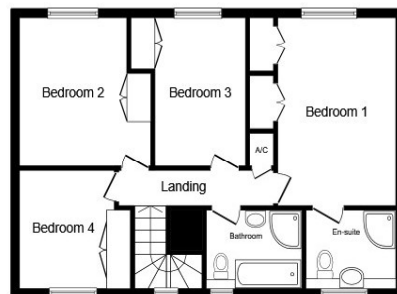
Lawns Court, Carr Gate Wakefield

Situated in the highly sought-after Carr Gate area, this substantial five bedroom detached residence offers generous and versatile accommodation throughout, ideal for growing families or those seeking additional space for home working.





Ground Floor



First Floor

Total floor area 192.2 m² (2,069 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



Kitchen

14' 1" max x 9' max (4.29m max x 2.74m max)

Playroom

12' max x 9' 1" max (3.66m max x 2.77m max)

Living Room

23' max x 11' 1" max (7.01m max x 3.38m max)

Conservatory

15' max x 10' max (4.57m max x 3.05m max)

Conservatory 2

19' 1" max x 9' max (5.82m max x 2.74m max)

Office / Bed 5

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

Bedroom 1

14' 1" max x 9' 1" max (4.29m max x 2.77m max)

Bedroom 2

11' max x 7' max (3.35m max x 2.13m max)

Bedroom 3

11' max x 7' max (3.35m max x 2.13m max)

Bedroom 4

10' max x 7' 1" max (3.05m max x 2.16m max)

welcome to

Lawns Court, Carr Gate Wakefield

- Five-bedroom detached family home
- Sought-after cul-de-sac location in Carr Gate
- " Generous and versatile accommodation throughout
- Multiple reception areas
-

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

£490,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK128252](https://www.williamhbrown.co.uk/Property/WAK128252)



Property Ref:
WAK128252 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk