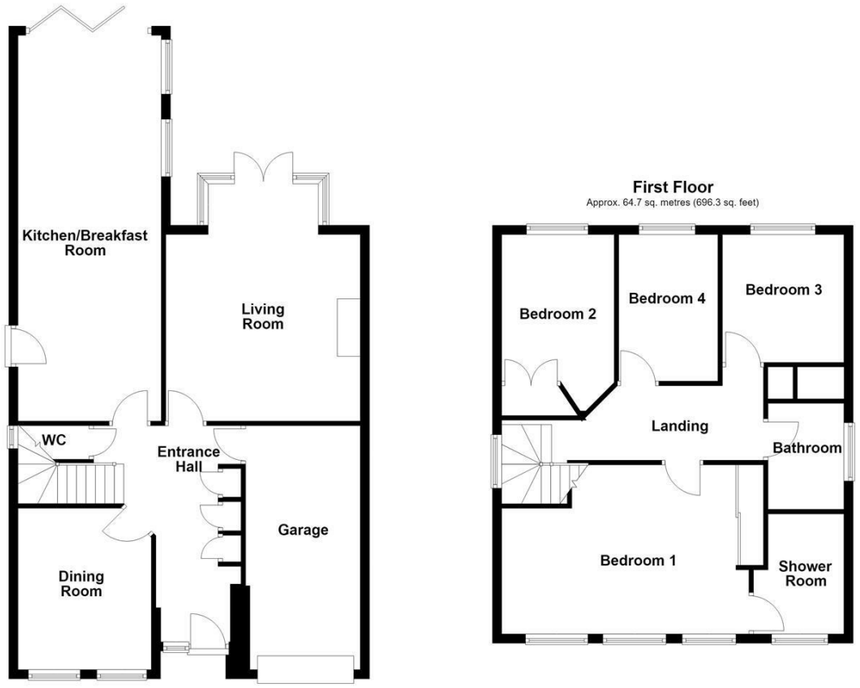


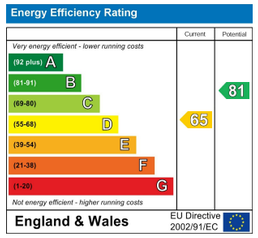
Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

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.

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15 Lawns Court, Carr Gate, Wakefield, WF2 0UT

For Sale Freehold £475,000

Enjoying a pleasant cul de sac position on a sought after modern development is this impressive four bedroom executive detached family home. Offering spacious and beautifully presented accommodation throughout, the property benefits from an extended open plan kitchen breakfast room, ample off road parking, an integral garage and a superbly landscaped rear garden, making it an ideal home for growing families.

The accommodation briefly comprises a spacious entrance hall with three built in storage cupboards and access to the separate dining room, downstairs WC, integral garage and an impressive extended kitchen breakfast room. The contemporary kitchen is fitted with a range of integrated appliances and features bi-folding doors opening onto the rear garden, creating an excellent space for both everyday family living and entertaining. The generous living room enjoys a walk in bay window, an attractive feature fireplace and access back into the entrance hall. To the first floor, the landing provides access to four well proportioned double bedrooms and a modern four piece family bathroom. Externally, the property enjoys a substantial block paved driveway providing ample off road parking and leading to the integral single garage with an electric roller door, power and lighting. The beautifully landscaped rear garden features Indian stone patios, a generous lawn, tiered gravelled beds with mature shrubs and feature palm trees, a timber shed and lean to storage, all fully enclosed by timber fencing.

The property enjoys a convenient location in Carr Gate, within easy reach of local amenities, well regarded schools and regular bus services providing access to Wakefield and Leeds city centres. The M1 motorway network is also just a short drive away, making this an excellent choice for commuters.

An early viewing is highly recommended to fully appreciate the exceptional accommodation, outstanding gardens and superb family lifestyle this executive home has to offer.



ACCOMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, which features a UPVC double glazed frosted panel window overlooking the front aspect, a central heating radiator with decorative cover and coving to the ceiling. Doors provide access to three cloakroom cupboards, the integral single garage, living room, kitchen breakfast room, downstairs W.C. and dining room. A staircase with handrail leads to the first floor landing.

DINING ROOM
9'1" x 11'6" (2.79m x 3.51m)
Two UPVC double-glazed windows overlooking the front aspect, a central heating radiator and coving to the ceiling.



W.C.
5'7" x 3'1" (1.71m x 0.96m)
Fitted with a low flush W.C. and wash basin with chrome mixer tap, set within a high-gloss vanity unit with storage beneath and tiled splashbacks. There is also a frosted UPVC double glazed window overlooking the side aspect and a central heating radiator.

KITCHEN/BREAKFAST ROOM
27'6" x 10'2" (8.39m x 3.11m)
Fitted with a range of modern wall and base units with laminate work surfaces and matching upstands. A central island incorporates an integrated wine cooler, while a stainless steel sink and drainer with swan neck mixer tap is set within the main work surface. Integrated appliances include a full size CDA dishwasher, twin CDA ovens and grills, a four-ring induction hob and an extractor hood above. There is space for an American-style fridge freezer, along with plumbing and space for a washing machine and tumble dryer. Further features include a fully tiled floor, contemporary black wall mounted radiators, ceiling spotlights, illuminated display cabinets, LED shelving and a breakfast bar. Two UPVC double glazed windows with built-in blinds overlook the side aspect, while aluminium bi-folding doors with integral blinds open onto the rear garden. A composite side entrance door also provides external access. A built-in television unit is positioned in the corner, with illuminated shelving to either side of the extractor hood.



LIVING ROOM
15'8" x 13'10" (4.78m x 4.24m)
Coving to the ceiling, a central heating radiator with decorative cover and a gas fire set on a marble hearth with matching inset and wooden surround. A walk in rectangular bay incorporates UPVC double glazed French doors opening onto the rear garden, with UPVC double glazed windows to three sides.



INTEGRAL GARAGE
8'2" x 17'6" (2.51m x 5.34m)
Power and lighting, an electric roller door to the front and a wall mounted combination boiler.

FIRST FLOOR LANDING
A frosted UPVC double glazed window overlooking the side elevation, coving to the ceiling, a central heating radiator with decorative cover and loft access. Doors provide access to four bedrooms, the house bathroom and a storage cupboard with fitted shelving.

BEDROOM ONE
12'0" x 17'7" (3.68m x 5.38m)
Three UPVC double glazed windows overlooking the front elevation, a central heating radiator, ceiling fan and coving to the ceiling. Fitted wardrobes with mirrored sliding doors, downlighting within the surround, fitted drawers and a vanity mirror with integrated LED lighting. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'6" x 7'5" (2.00m x 2.28m)
Fitted with a three piece suite comprising a low flush W.C., a wall mounted wash basin with mixer tap and vanity drawer beneath, and a walk-in shower with a fixed glass screen, rainfall shower head and handheld attachment. Partially tiled walls, a fully tiled floor, an illuminated mirror, a wall mounted central heating radiator and a frosted UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
8'2" x 12'2" (2.50m x 3.73m)
A UPVC double-glazed window overlooking the rear elevation, a central heating radiator, coving to the ceiling and a built-in double wardrobe.

BEDROOM THREE
9'1" x 8'7" (2.78m x 2.62m)
A UPVC double glazed window overlooking the rear elevation, a central heating radiator, coving to the ceiling and a door providing access to a built-in single wardrobe.

BEDROOM FOUR
10'5" x 7'0" (3.19m x 2.15m)
A versatile room that could be used as a fourth bedroom or home office. Featuring coving to the ceiling, a UPVC double-glazed window overlooking the rear elevation, laminate flooring and a central heating radiator.

BATHROOM/W.C.
5'6" x 7'6" (1.70m x 2.29m)
Fitted with a modern three piece suite comprising a double-ended panelled bath with central mixer tap and pull-out shower attachment, a wall mounted wash basin with mixer tap and vanity drawer beneath, and a low flush W.C. Partially tiled walls, a fully tiled floor, ceiling spotlights, a wall-mounted central heating radiator, an illuminated mirror and a frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front, the property benefits from a substantial block-paved driveway providing ample off-road parking, together with an attractive lawned garden. A recessed entrance porch features a UPVC roof and external up-and-down lighting. An Indian stone pathway extends along the right-hand side of the property, bordered by low-maintenance decorative pebbles, and leads through a timber gate into the rear garden. The rear garden features an Indian stone paved patio, ideal for outdoor dining and entertaining, together with an attractive lawn wrapping around the kitchen breakfast room. Six chrome up-and-down lights are fitted to the rear wall of the property. A timber lean-to shed positioned to the side provides useful garden storage. A further gated area offers a discreet space for bin storage. Indian stone steps lead past low-maintenance pebbled borders containing mature palm trees, shrubs and planting, opening onto a further lawned garden with an additional Indian stone patio area.

A timber shed is positioned in the corner of the garden, which is enclosed by timber fencing to three sides. The garden also benefits from external lighting and an outside water connection.



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

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.