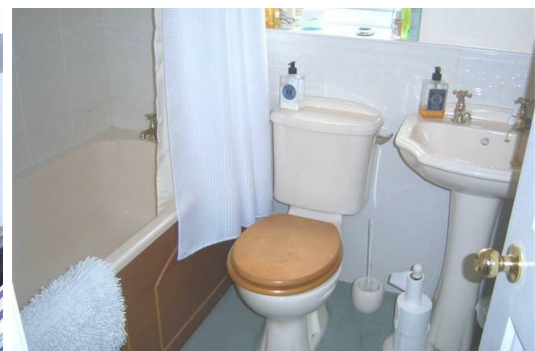




72, Larkspur Way, Wakefield, Yorkshire, WF2 0FD

Full description:

RECENTLY REDUCED! We are delighted to welcome to the market this well presented modern two bedroom semi-detached property FOR SALE, situated in a modern development 5mins away from Wakefield centre. The property briefly comprises: Entrance Hall, Lounge, Kitchen, Two double bedrooms and family bathroom externally the property has off street parking for one or more cars, and good size rear garden laid to lawn with seating area. The property also benefits from Gas Central Heating and Double Glazing throughout. Great opportunity for first time buyers



Entrance Hallway
Via Upvc door

Lounge 16'0" x 11'6" (4.89m x 3.51m)

Feature living flame fire with surround, marble back and hearth, tv point, double glazed window, radiator, laminate flooring, coving throughout.

Kitchen 11'7" x 11'0" (3.54m x 3.37m)

Range of modern fitted wall and base units with roll top work surfaces, tiled splashbacks, intergrated gas hob/oven with extraction above, one and half bowl sink/drainer with mixer tap, plumbing for washing machine, double glazed window, laminate flooring, upvc door leading to rear garden.

Bedroom One 11'6" x 9'6" (3.53m x 2.92m)

Double glazed window, radiator, laminate flooring.

Bedroom Two 11'8" x 11'1" (3.56m x 3.39m)

Double glazed window, radiator, laminate flooring

Bathroom 6'2" x 5'5" (1.90m x 1.66m)

Pannelled bath with shower over, low level wc, pedestal wash hand basin, partially tiled walls, double glazed window.

Externally

Rear garden mostly laid to lawn, with paved seating area, gravelled area with mature plants and shrubs, enclosed by wood fencing. 1-2 car off street parking to front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

