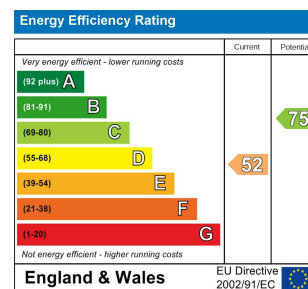
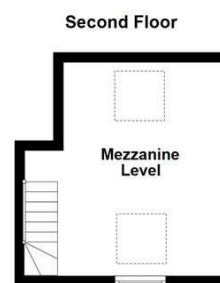
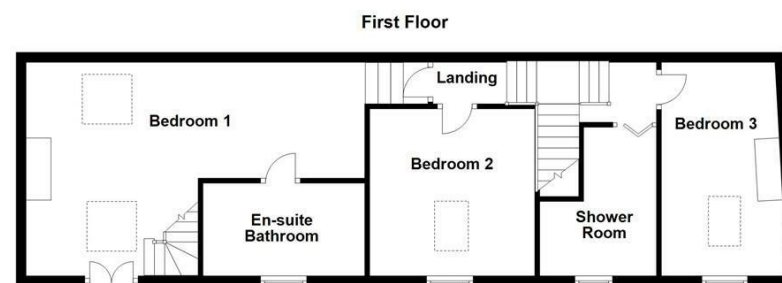
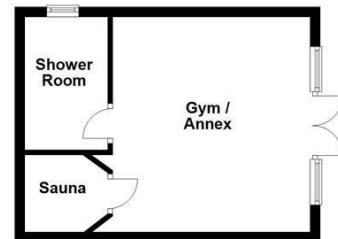
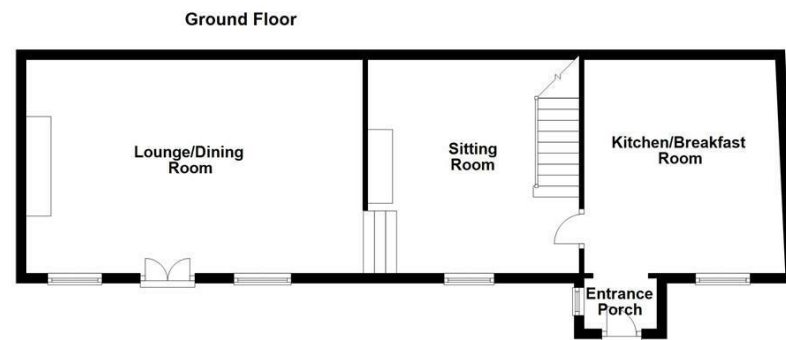




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



75 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RJ

For Sale Freehold Offers Over £650,000

Situated on the sought after Brandy Carr Road in Kirkhamgate is this three bedroom detached stone built property, superbly presented throughout incorporating original features such as exposed beams and vaulted ceiling. There is off road parking, an idyllic and expansive garden, annex which could be used for a variety of purposes, currently used as home gym. This property really is not one to be missed.

The accommodation briefly comprises entrance porch, kitchen breakfast room, sitting room with access to the lounge dining room, first floor landing, principal bedroom suite with mezzanine level and en suite bathroom enjoying a stand alone bath, two further bedrooms and the house shower room/w.c. Outside, there is a stone built outbuilding currently used as a gym featuring its own shower room, as well as a sauna. The garden itself incorporates planted features, planted beds, mature fruit trees, pebbled, wood chip and paved areas, stone paved patio areas and raised decked areas and beyond the outbuilding there is off road parking for several vehicles. The garden is very idyllic and has a lawned area ideal for growing families with children.

This quality home would make an ideal purchase for those looking to move to the Kirkhamgate area with local amenities and transport links close by.

This beautifully presented home deserves a full internal inspection to truly show what is on offer and so an early viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

32' x 4'9" [0.99m x 1.46m]

Composite front entrance door with double glazed pane. Opening through to the kitchen breakfast room, UPVC double glazed window looking onto the garden.

KITCHEN BREAKFAST ROOM

14'1" average x 13'2" average [4.31m average x 4.03m average]

Wall mounted heater, door leading through to the sitting room, exposed beams to the ceiling with LED spotlighting, UPVC double glazed window looking out onto the garden. The kitchen has a range of wall and base units with granite work surface over, kickboard lights, downlights, inset stainless steel double sink and a drainer carved into granite, breakfast bar with granite work surface, integrated fridge freezer, space for a Range style cooker, kickboard heating, partial exposed brick walls.

SITTING ROOM

13'10" x 14'4" [4.23m x 4.39m]

Stone steps providing access to the first floor landing, exposed beams to the ceiling, exposed stone to one wall, UPVC double glazed window looking out onto the garden with a window seat, opening through to the lounge dining room via stone steps. Cast iron fireplace with stone hearth surround and exposed brick chimney breast, central heating radiator, access to understairs storage.



LOUNGE DINING ROOM

14'4" x 21'11" [4.38m x 6.69m]

Central heating radiator, two UPVC double glazed windows looking out onto the garden, set of UPVC double glazed doors leading out onto the garden, exposed beams to the ceiling, exposed stone to one wall and a large fireplace with log burner, stone hearth, exposed brick surround and exposed brick chimney breast with wooden beam above.



FIRST FLOOR LANDING

Access to bedrooms and the house shower room/w.c. Partially exposed beams and vaulted ceilings.

PRINCIPAL BEDROOM SUITE

22'5" x 14'5" max x 3'0" min [6.85m x 4.4m max x 0.92m min]

Door leading to the en suite bathroom/w.c., Juliet style balcony, two Velux skylights, decorative cast iron fireplace with stone hearth, stone mantel and exposed brick chimney breast with exposed beams, vaulted ceiling, column central heating radiator, fitted wardrobe, LED spotlighting to the ceiling, stairs providing access to the mezzanine bedroom level.



- EN SUITE BATHROOM/W.C.

6'2" x 10'8" [1.9m x 3.26m]

LED spotlights to the ceiling, UPVC double glazed window looking out to the front, column central heating radiator, low flush w.c. with concealed cistern, ceramic wash basin built onto laminate worktop with flush fitting mixer tap, copper effect stand alone bath with mixer tap having overhead shower with shower curtain. Fully tiled.



- BEDROOM MEZZANINE LEVEL

10'10" x 14'3" [3.31m x 4.35m]

Glass and wood banister and railings, two Velux skylights, UPVC double glazed window to the front.

BEDROOM TWO

11'1" x 10'10" [3.39m x 3.31m]

Velux skylight, UPVC double glazed window to the front, central heating radiator, fireplace with exposed stone and stone hearth.

BEDROOM THREE

14'3" x 8'9" [4.36m x 2.69m]

Vaulted ceiling, exposed beams, Velux skylight, UPVC double glazed window to the front, fireplace with exposed stone and exposed brick. Central heating radiator.

SHOWER ROOM/W.C.

9'10" x 7'1" max x 3'11" min [3.02m x 2.16m max x 1.2m min]

UPVC double glazed window to the front, column central heating radiator, exposed beams, low flush w.c., ceramic wash basin built into a floating storage unit with mixer tap, shower cubicle with overhead shower and shower head attachment. Partially tiled.



OUTSIDE

To the front of the property there is an expansive and idyllic garden, which is tiered

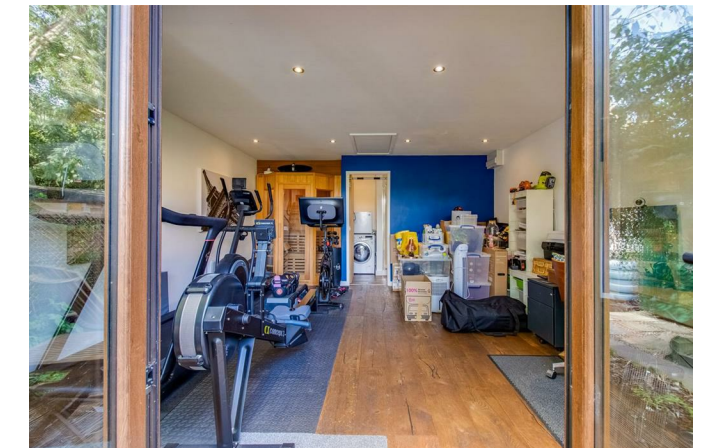
with several different features. Throughout the garden there is lawn areas, pebbled and planted borders, planted features, planted beds, waterfall and pond area surrounded by stones, mature fruit trees, stone pathways and stone paved patio areas perfect for outdoor dining and entertaining. A raised decked patio area and an area suitable for a hot tub. Beyond the summerhouse there is a block paved driveway providing off road parking for several vehicles and the entire garden is enclosed by timber fencing, hedging and stone walls. Gated access to either side. Garden shed and greenhouse [available under separate negotiation with the vendors].



ANNEX

13'3" x 14'2" [4.04m x 4.32m]

Currently used as a home gym, but could be used for a variety of purposes. LED spotlighting to the ceiling, wall mounted heater, access to the shower room as well as the built in sauna [Harvia and measuring 1.49m x 1.37m], access to the loft, UPVC double glazed windows and French doors onto the decking area.



- SHOWER ROOM/W.C.

8'10" x 5'6" [2.7m x 1.68m]

UPVC double glazed window to the side, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment, space and plumbing for a washing machine, partially tiled.

COUNCIL TAX BAND

The council tax band for this property is D.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.