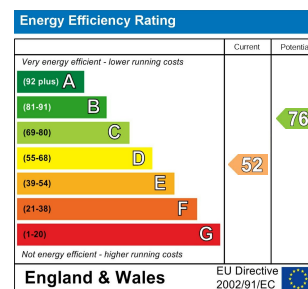
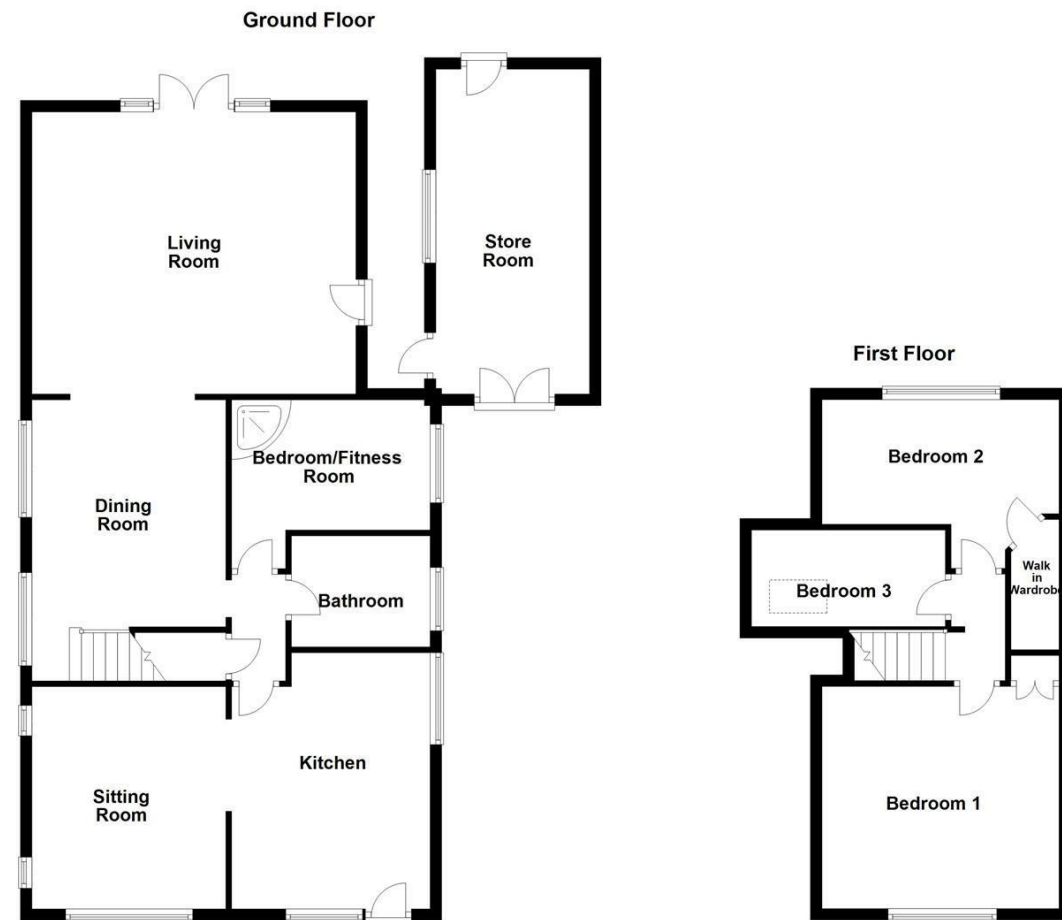




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96 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RJ

For Sale Freehold £350,000

Superbly appointed throughout and deceptively spacious from the main roadside is this spacious and extended four bedroom detached family home offering versatile accommodation. Newly renovated, and rewired with new radiators and wired in smoke alarms throughout. The property has been recently carpeted throughout the house.

The property fully comprises of kitchen, sitting room, inner hallway, bedroom three, bathroom, dining room and living room. Stairs from the dining room lead to the first floor landing which leads to three further bedrooms. Outside, there is a driveway to the side providing ample off street parking and an attractive garden to the front with plants and shrubs bordering. To the rear is a well stocked and tended tiered garden incorporating stone flagged patio areas to the bottom tier with attractive lawed garden offering an excellent degree of privacy with winding steps and hand built stone walls leading up to a well stocked hillside garden with the added benefit of a secret garden at the very top with stone circular flagged patio area.

Situated in a prime location of Kirkhamgate, which has fantastic transport routes including the motorway to Leeds, Sheffield and further afield. Within easy reach of local good schools and amenities, as well as supermarkets and bus routes. Outwood train station is also easily accessible, perfect for the commuter wishing to work or travel further afield.

Simply a fantastic family home which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

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

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KITCHEN

14'5" x 11'1" [4.4m x 3.4m]

Modern kitchen with a range of wall and base units with laminate work tops and upstands incorporating a stainless steel sink unit, integrated dishwasher and large cupboard space for storage and additional sockets. Wired in smoke detector and LED spotlight, inset ceramic hob with filter hood over, built in double oven, space and plumbing for a washing machine and space for a tall fridge freezer. Valiant gas fired central heating boiler, window to both the side and front and an external door to the front.

FAMILY BATHROOM/W.C.

7'10" x 6'2" [2.4m x 1.9m]

Frosted window to the side, fully tiled walls and floor. Fitted with a three piece suite comprising corner bath with shower attachment. Pedestal wash basin and low suite w.c. Central heating radiator, Extractor fan and LED spotlights.



BEDROOM ONE

13'5" x 12'5" [4.1m x 3.8m]

With a window to the front, double central heating radiator and access to eaves storage. Sockets with usb points as well as additional sockets.



BEDROOM TWO

13'5" x 6'10" [4.1m x 2.1m]

With a window taking full advantage of the views over the garden to the rear. Central heating radiator and door to the eaves area.

WALK IN WARDROBE

Sloping roof and carpeted.

BEDROOM/FITNESS ROOM

11'5" x 7'2" [3.5m x 2.2m]

With a window to the side and central heating radiator. Extractor fan and integrated lighting.

BEDROOM THREE

11'9" x 5'6" into eaves [3.6m x 1.7m into eaves]

With a Velux style rooflight built into the character sloping ceiling.

OUTSIDE

To the front the property has driveway parking leading down the side of the property and on into a substantial store room. To the front of the property there is a well tended garden with shaped lawn and well stocked beds and borders. The principal gardens lie to the rear of the house where there is something of a gardener's paradise with a

lawned area and patio seating area with an ornamental pond, greenhouse and access to the rear of the store room. Winding steps that lead up through a beautifully arranged terraced garden stocked with an abundance of shrubs for easy maintenance and onto a secret garden at the rear with a further lawn, artificial lawned area and further specimen planting. To the rear garden there is external downlighting for evening use of the garden.



ACCOMMODATION

SITTING ROOM

12'9" x 11'1" [3.9m x 3.4m]

Windows to both the front and side, central heating radiator and a feature Adams style fireplace with marble insert and hearth housing a living flame coal effect gas fire.



LIVING ROOM

18'4" x 16'0" [5.6m x 4.9m]

A grandly proportioned room with an external door to the side and French doors out to the rear taking full advantage of the views over the rear garden. Central heating radiator and beamed ceiling. Archway through to the adjoining dining room.



DINING ROOM

16'0" x 11'1" [4.9m x 3.4m]

Two windows to the side, central heating radiators and stairs to the first floor.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.