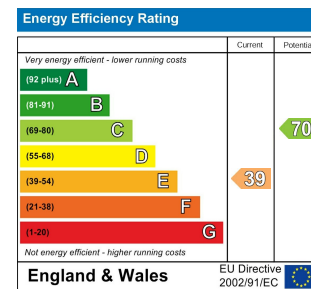
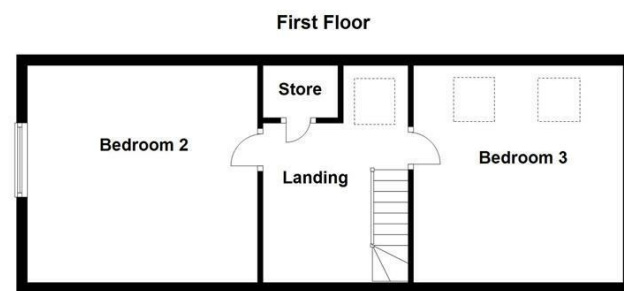
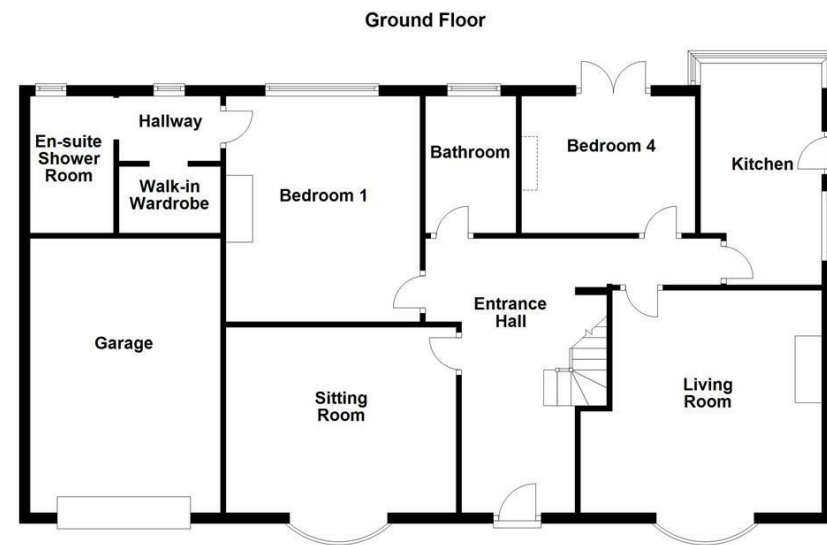




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110 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RJ

For Sale Freehold £495,000

Situated in the sought after area of Kirkhamgate is this four bedroom detached dormer bungalow sat on a generous sized plot, ample off road and enclosed gardens.

The property briefly comprises of entrance hall, sitting room, living room, kitchen, two bedrooms with bedroom one boasting walk in wardrobe and en suite shower room/w.c., as well as the house bathroom/w.c. The first floor landing leads to two further bedrooms. Outside to the front, there is a block paved driveway providing off road parking for several vehicles leading to the single integral garage. The expansive gardens wrap around the rear, mainly laid to lawn with paved patio areas to the side and rear, enclosed by timber fencing and hedging.

The property is located within the sought after area of Kirkhamgate, close to the local amenities and schools located nearby, with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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*

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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

ENTRANCE HALL

16'6" x 17'4" [max] x 5'10" [min] [5.05m x 5.3m [max] x 1.8m [min]]
Stairs providing access to the first floor landing, central heating radiator, coving to the ceiling and doors leading to the living room, sitting room, kitchen, two bedrooms and the house bathroom.

SITTING ROOM

14'1" x 11'4" [4.31m x 3.47m]
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and gas fire with marble hearth, surround and wooden mantle.



BEDROOM ONE

11'11" x 14'0" [3.65m x 4.27m]
Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and door to further hallway.



HALLWAY

6'0" x 4'0" [1.84m x 1.23m]
UPVC double glazed frosted window to the rear, coving to the ceiling, an opening into the walk in wardrobe and an opening through to the en suite shower room.

WALK IN WARDROBE

4'0" x 6'0" [1.22m x 1.84m]
Shelving units.

EN SUITE SHOWER ROOM/W.C.

5'0" x 7'6" [1.53m x 2.31m]
UPVC double glazed frosted window to the rear, chrome ladder style radiator, LED ceiling spotlights, extractor fan, low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap, shower cubicle with overhead shower and shower head attachment.

BATHROOM/W.C.

8'7" x 5'9" [2.62m x 1.77m]
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap, bath with mixer tap and shower head attachment. LED ceiling spotlights and fully tiled.



BEDROOM FOUR

10'8" x 8'11" [3.27m x 2.73m]
Set of UPVC double glazed French doors leading to the patio area, fitted storage cupboard and central heating radiator.

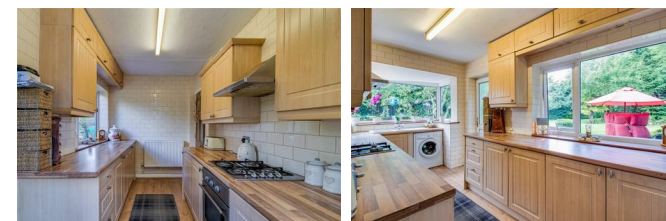
LIVING ROOM

13'1" x 14'8" [max] x 11'8" [min] [3.99m x 4.48m [max] x 3.56m [min]]
Central heating radiator, UPVC double glazed windows to the front and side, coving to the ceiling and gas fire with marble hearth, surround and wooden mantle.



KITCHEN

11'8" x 6'10" [3.56m x 2.09m]
Range of wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back, integrated oven with four gas hob and extractor hood above, space and plumbing for a washing machine, UPVC double glazed windows to the side and rear, UPVC double glazed frosted door leading to the rear garden and central heating radiator.



FIRST FLOOR LANDING

8'5" x 12'9" [max] x 9'0" [min] [2.58m x 3.9m [max] x 2.75m [min]]
Two Velux skylights, exposed beams and door leading to two further bedrooms and access to storage cupboard.

BEDROOM TWO

14'8" x 10'2" [4.48m x 3.12m]
UPVC double glazed window to the side, storage area and central heating radiator.



BEDROOM THREE

13'0" x 11'11" [3.97m x 3.65m]
Two Velux skylights, exposed beams and access to storage area.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles with access to the single integral garage with manual up and over door. Wrapping around to the side, the gardens are predominantly laid to lawn with paved patio area, enclosed by timber fencing and hedging. There is a paved patio area to the rear, perfect for outdoor dining and entertaining and enclosed by timber fencing and hedging.



COUNCIL TAX BAND

The council tax band for this property is D.

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.