




william
h brown
for sale
Wakefield
01924 381381
williamhbrown.co.uk

Brandy Carr Road, Kirkhamgate WAKEFIELD WF2 0RS

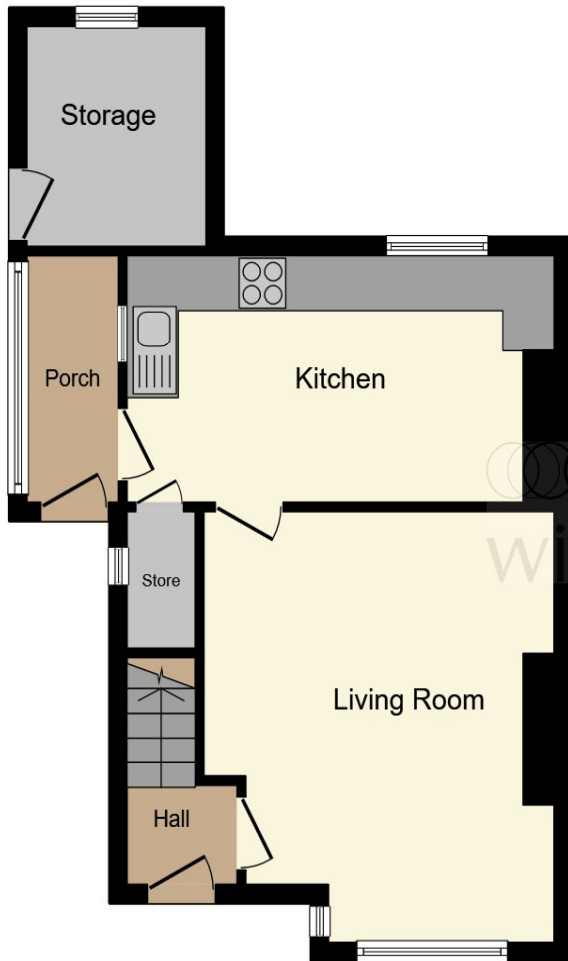

william
h brown

welcome to

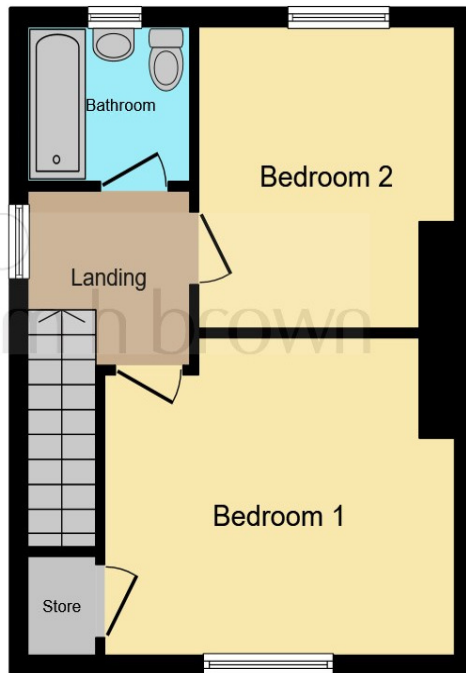
Brandy Carr Road, Kirkhamgate WAKEFIELD

A two double bedroom semi-detached property situated in the highly sought after location of Kirkhamgate situated on a corner plot not to be missed! Offered to market with no onward chain viewings highly recommended to fully appreciate what this home has to offer.

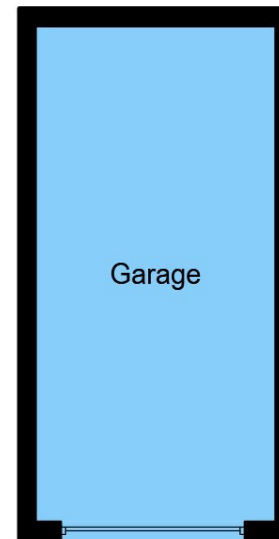




Ground Floor



First Floor



Garage

Entrance Hallway

Lounge

13' 1" max x 12' 8" max (3.99m max x 3.86m max)

Kitchen

8' 9" max x 16' 3" max (2.67m max x 4.95m max)

First Floor

Bedroom 1

13' 2" max x 10' 1" max (4.01m max x 3.07m max)

Bedroom 2

9' 7" max x 11' 1" max (2.92m max x 3.38m max)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Brandy Carr Road, Kirkhamgate

WAKEFIELD

- Beautiful location
- Two bedroom semi detached
- No chain
- Location
- Corner plot

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124563



Property Ref:
WAK124563 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk