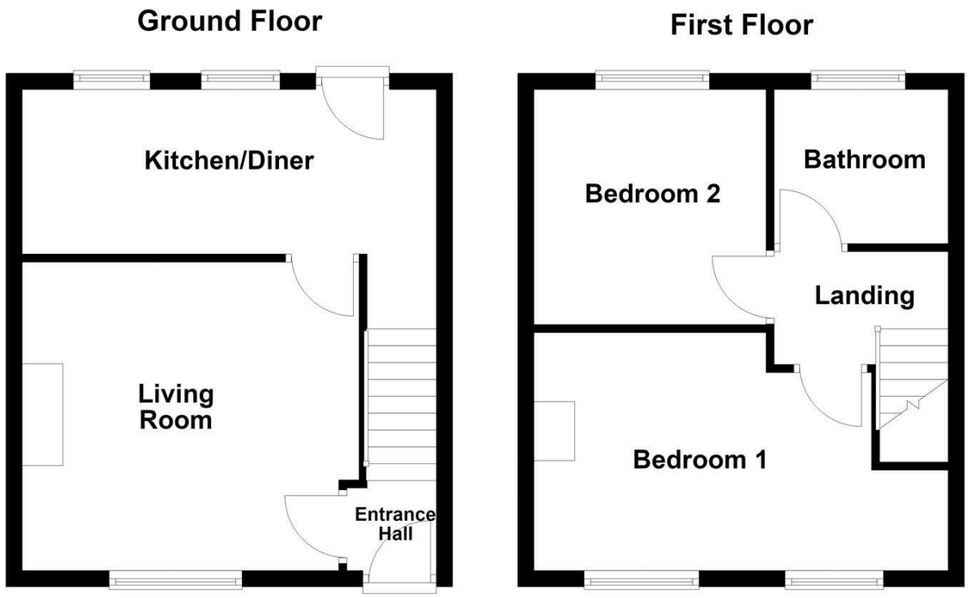
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





26 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RS

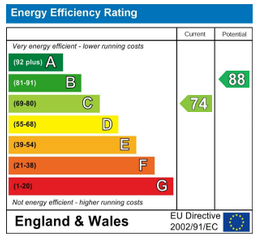
For Sale Freehold £200,000

Situated on the highly sought after Brandy Carr Road in Kirkhamgate, Wakefield is this superbly presented two bedroom mid terrace home. Deceptively spacious from the front, the property benefits from two good sized bedrooms, generous living accommodation, an attractive enclosed rear garden and off road parking for two vehicles.

The accommodation briefly comprises an entrance hall with staircase to the first floor, leading into the living room with feature multi fuel stove. The living room in turn provides access to the kitchen diner, which opens onto the rear garden. To the first floor are two bedrooms and the house bathroom, together with loft access from the landing. Externally, to the front is a block paved driveway providing off road parking for two vehicles with pebbled borders and hedging. To the rear is an enclosed lawned garden incorporating an Indian stone patio area, timber garden shed and space for a garden pond.

Brandy Carr Road is well placed within the popular Kirkhamgate area, with local shops, schools and well regarded public houses within easy reach. Wakefield city centre offers a wider range of facilities together with two railway stations providing connections towards Leeds, Manchester and London. The M1 motorway is also within convenient reach for those travelling further afield, while Kirkhamgate is well known for its countryside walks and proximity to Wakefield beauty spots including Sandal Castle, Pugneys Country Park and Newmillerdam.

Only a full internal inspection will truly reveal everything this fantastic home has to offer. An early viewing is 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*

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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, inset spotlights to the ceiling and staircase providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
13'7" x 12'6" (4.15m x 3.82m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling. Feature multi fuel burning stove set on a slate hearth with exposed brick surround and timber mantle. Door leading through into the kitchen diner.



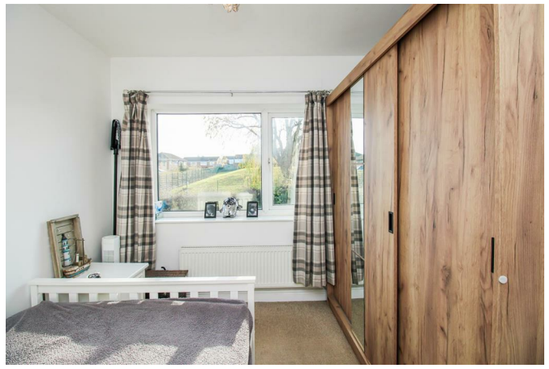
KITCHEN DINER
16'6" x 6'10" (5.05m x 2.10m)
Two UPVC double glazed windows overlooking the rear elevation. Frosted UPVC double glazed door providing access to the rear garden. Inset spotlights to the ceiling and central heating radiator. Useful understairs storage area. Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above and integrated oven. Space for a fridge freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher.

FIRST FLOOR LANDING
Loft access and inset spotlights to the ceiling. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
16'6" x 9'10" (5.05m x 3.02m)
Two UPVC double glazed windows overlooking the front elevation. Central heating radiator.



BEDROOM TWO
9'8" x 9'4" (2.95m x 2.85m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



HOUSE BATHROOM
6'11" x 6'3" (2.13m x 1.92m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and panelled bath with mixer tap, overhead shower, separate shower attachment and glazed shower screen. Fully tiled walls and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a block paved driveway providing off road parking for two vehicles. Pebbled borders and hedging are positioned to either side. To the rear is an attractive lawned garden incorporating an Indian stone paved patio area, ideal for outdoor dining and entertaining. There is space for a garden pond together with a timber built garden shed. The garden is enclosed by hedging and timber fencing, making it suitable for both children and pets.



COUNCIL TAX BAND
The council tax band for this property is A.

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.